



RIBBLE VALLEY
BOROUGH COUNCIL

11 MAY 2012

FOR THE
ATTENTION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320120480P

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

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department

1. Applicant Name, Address and Contact Details

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

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Roger	Surname:	Treacher		
Company name:	Hughes Treacher Chartered Architects						
Street address:	The Old Police Station				Country Code	National Number	Extension Number
	Golden Hill				Telephone number:	01772 45221	
					Mobile number:		
Town/City:	Leyland				Fax number:		
County:	Lancashire				Email address:		
Country:							
Postcode:	PR25 3NN				hughestreacher@aol.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use from workshop / office to residential - see attached e-mail

Has the building, work or change of use already started? ☐ Yes ☒ No

4. Site Address Details – see attached e-mail

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

House:		Suffix:	
House name:	The Barn		
Street address:	Preston Road		
	Alston		
Town/City:	Preston		
County:			
Postcode:	PR3 3BL		

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

Easting:	359912
Northing:	435447

Description:

5. Pre-application Advice

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

7. Waste Storage and Collection

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

☐ Yes ☒ No

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

☒ Yes ☐ No

If Yes, please provide details:

Local bin collection system

8. Authority Employee/Member

With respect to the Authority I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

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

Walls - description:

Description of *existing* materials and finishes:

Natural stone

Description of *proposed* materials and finishes:

Natural stone

Roof - description:

Description of *existing* materials and finishes:

Natural slate

Description of *proposed* materials and finishes:

Natural slate

Windows - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Timber

9. (Materials continued)

320120480P

Doors - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Timber

Boundary treatments - description:

Description of *existing* materials and finishes:Description of *proposed* materials and finishes:

Close boarded timber fence

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 & Access Statement

Marketing Assessment

Site log - marketing

drawings 1136/11,12,13,14,15 & 16

Septic tank details

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	4	4
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☐

Septic tank

☒

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system☐ Main sewer☐ Pond/lake☒ Soakaway☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

unoccupied workshop

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1	1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

2

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	0

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

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

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Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	170.0	170.0	0.0	-170.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		170.0	170.0	0.0	-170.0

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

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

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

20. Hours of Opening

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

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

21. Site Area

What is the site area?

00.25

hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant ventilation or air conditioning Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: First name: Surname:
Person role: Declaration date: ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

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

Agricultural Land Declaration - You Must Complete Either A or B

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

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

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

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

26. Declaration

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



Date:

Louise Blatchford

320120480P

From: Louise Blatchford
Sent: 16 May 2012 16:50
To: 'hughestreacher@aol.com'
Cc: Lesley Lund
Subject: Planning application - The Barn, Preston Road, Alston
Attachments: Scoring.pdf; LIST OF ECOLOGICAL CONSULTANTS WHO UNDERTAKE SURVEYS FOR PROTECTED SPECIES INCLUDING BATS.doc; Letter - bat surveys.pdf

Tracking:	Recipient	Delivery
	'hughestreacher@aol.com'	
	Lesley Lund	Delivered: 16/05/2012 16:50

FAO Roger Treacher

Dear Roger

RE: Change of use from workshop/office to residential
 AT: The Barn, Preston Road, Alston

Thank you for your application which we received on 11th May 2012. The application has been vetted and we need the following information before it can be validated:

- On question 3 of the application form please can the description be slightly altered to read as follows: 'Change of use from workshop/office to residential to create 2no. dwellings'.
- Question 4 on the application form gives the site address as 'The Barn, Preston Road, Alston, PR3 3BL'. There is already an existing property on Preston Road with the exact same name so I think it may confuse people (that we'll notify about the application) if the address of this application is the same. Please can you alter the address to something like 'Workshop/office building, Roadside Farm, Preston Road, Alston, PR3 3BL'?
- Finally, the Countryside Officer has checked the application against the scoring system used by the East Lancashire Bat Group. The final score concludes that a bat survey will need to be submitted with the application. I've attached a copy of the scoring and a list of Ecological Consultants who are suitably qualified to carry out these surveys along with a letter from the Countryside Officer explaining the need for bat surveys.

Once the above information has been received the application can be validated. Please quote ref. no. 262 in any reply. If you need any assistance please do not hesitate to contact me.

(On drawing no.1136/15 the length dimensions are partially missing - I've checked on the drawing on the Planning Portal and they're the same on there. Is it possible to show the dimensions in full and e-mail me the drawing or you can re-submit it via the Planning Portal. Please can you let me know if you're going to do it via the Planning Portal. Many thanks.)

Kind regards
 Louise

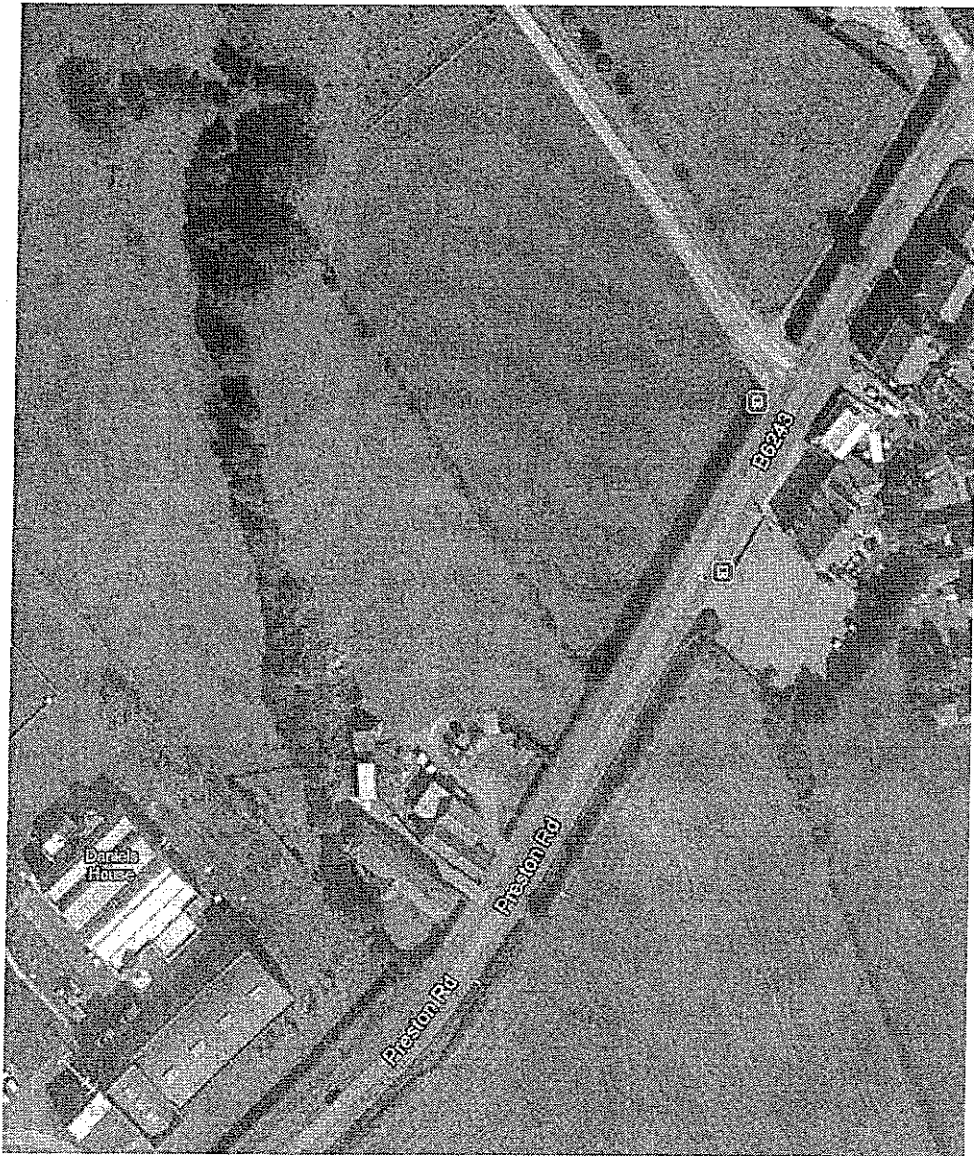
Louise Blatchford
 Technical Admin Assistant
 Planning Department
 Ribble Valley Borough Council

24/05/2012

320120480P

Design and Access Statement

**Proposed Conversion of Existing Rural Workshop
to 2 no Dwellings, Roadside Farm
Alston, Preston PR3 3BL**



Hughes Treacher
Chartered Architects

Design and Access Statement

Proposed Conversion of Existing Rural Workshop to 2 no Dwellings Roadside Farm, Alston, Preston PR3 3BL

Planning Statement

National Planning Policy Framework

Overview

1. On 27 March 2012, the Government published the National Planning Policy Framework (NPPF) which sets out the planning policies for England. The NPPF must be taken in to account in planning decisions as a material consideration. The NPPF replaces previous National Planning Policy statements and Guidance Notes.
2. At the core of the NPPF is achieving and contributing towards sustainable development and is defined as meeting the needs of the present without comprising the ability of future generations to meet their own needs. Three dimensions of sustainable are set out in the NPPF :
 - An economic role – contributing to building a strong, responsive and competitive economy.
 - A Social role – supporting strong , vibrant and healthy communities.
 - An environmental role – contributing towards protecting and enhancing our nature, built and historic environment
3. At the heart of the NPPF is a presumption in favour of sustainable development which should be seen as the golden thread running through plan-making and decision-taking. For design this means.
 - Approving proposals that accord with the development plan without delay
 - Where the development is absent, silent or relevant policies are out of date, granting permission unless
 - adverse impacts outweigh the benefits
 - NPPF policies indicate development should be restricted.

Housing Policies

1. A key part of the NPPF in regard to this project is section 6 which sets out the Governments housing policy to significantly boost the supply of housing.
2. Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to-date if the Local planning authority cannot demonstrate a five year supply of deliverable housing sites.

3. In regard to delivering sustainable development, paragraph 22 states that planning polices should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of the land should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

Use

The site is situated amongst undulating lowland farmland on Preston Road to the north-east of Grimsargh. It is proposed to convert the existing workshop building into two dwellings.

The site has previously received Approval for a rural workshop, ref 3/2008/0380 dated 23 June 2008.

This application seeks to convert the building into 2 no dwellings with associated external works.



Fig 1 – Existing rural workshop

Amount

The workshop lends itself to being converted into dwellings. The workshop has been marketed for a considerable amount of time. No buyer has been found. See Marketing Assessment ,

The residents of the adjacent properties are in favour of the conversion to dwellings, as it will reduce likely disturbance of traffic.

Layout

The site layout remains in principal as approved previously with the exception of reduced parking provision and complementary garden landscaping. The access to the main road has been formed as approved in the previous approval.

The layout of site has been influenced by the potable water mains running through the site and the 5 metres off stand.

A Clearwater septic tank is to be provided to for foul water and services are already available for the existing workshop. Household refuse is already collected for adjacent properties Old Chapel Cottage, and Old Chapel Barn.

Appearance

It is proposed that the existing external wall structures remains virtually untouched, with all major walls and openings being utilised in the proposed design layout. Only one opening is to be altered - an existing window cill is to be lowered to form the main entrance doorway to the right-hand dwelling. The existing workshop doors are to be replaced by traditional timber framed glazed panels and solid close-boarded traditional style timber doors. The alterations are well below 30% of the area of external walls.

The proposals represent a positive opportunity to enhance the appearance of the site by the adoption of careful and considered design, which reflect the positive characteristics of the locality.

All materials used to convert the building and any other alterations will match the existing and will be applied using traditional methods.

Access

Access from Preston Road would be via the existing driveway, which was improved following the earlier granting of planning permission and is in accordance with Lancashire County Council's highway requirements.

Adequate turning and parking spaces are illustrated on the proposed plans.

Preston road is well served by public transport, with a frequent service between Longridge and Preston. Level access to the dwellings will be provide.

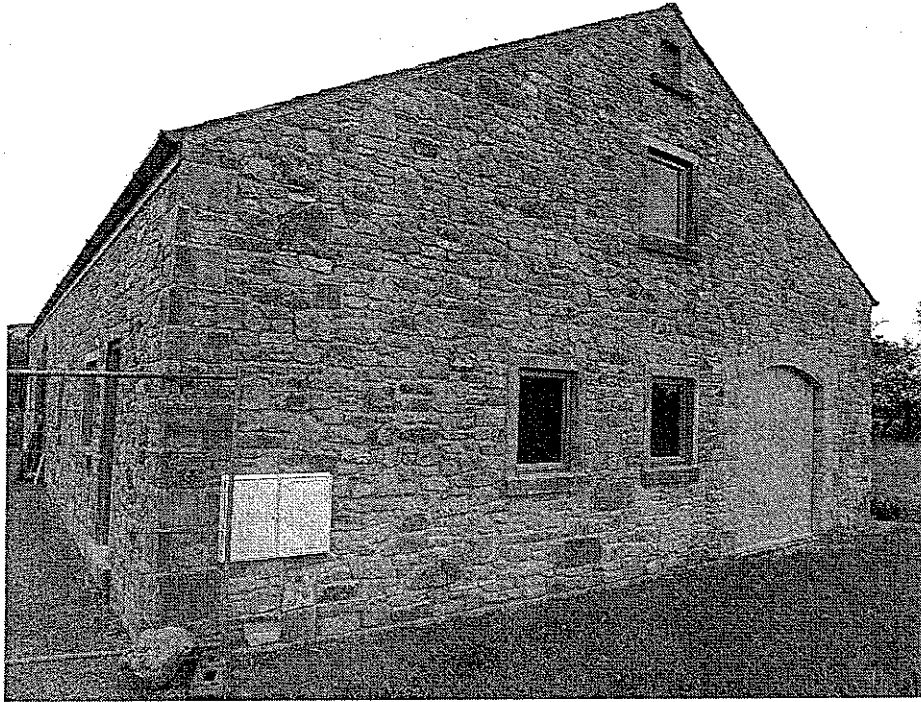


Fig 3 - Traditional timber framed glazed windows

Landscaping

All paving and driveway surfaces will be laid smooth and even to avoid any risk of tripping. Other spaces will be landscaped using grass, shrubs and plants native to the area.



Fig 3 - Photo of rear existing rural workshop



Fig 3 - Photo of adjacent dwellings (Old Chapel Barn and Old Chapel House)

Utilities

All mains serves are available on site apart from Foul and storm water outfalls.

It is proposed to install Sewage treatment plant as Conder ASP12.

Summary

For the reasons set out in this report, the Council is respectfully invited to grant permission for the change of use from Workshop / office to residential.

Hughes Treacher
Chartered Architects
The Old Police Station
Golden Hill,
Leyland PR25 3NN May 2012

Park Lane Estates

27 Flixton Road
Urmston
Manchester
M41 5EL
Tel: 0161 747 2414
Fax: 0161 747 2434
sales@parklaneestates.net
www.parklaneestates.net

3201204800

MARKETING ASSESSMENT

Roadside Farm Offices
Preston Road
Alston
Lancs
PR3 3BL



Park Lane Estates is a trading style of Park Lane Properties and Estate Agents Limited
which is registered in England 4961888

INTRODUCTION

We have been requested by H.W & Sons to provide a summary of our extensive marketing efforts in relation to the offices and workshop at Roadside Farm which span over a number of years.

The marketing of the 'site' was initiated in March 2009 with the offices being sold 'off plan' as the development was under way, giving potential purchasers the opportunity to have the finish of the building completely bespoke to their needs. This was initially done through an on-site marketing office with a board at the site.

The details of the plot were made available to the wider public on 10th August 2010 at a price of £300,000 when our estate agency board was added to the site, details distributed by email via our online database and through various property portals, including www.rightmove.co.uk the largest UK property portal, in addition to various other portals including:-

www.vebra.co.uk
www.glowbrix.com

In addition to the above, on the 31st Aug 2011 the property was also added to www.zoopla.co.uk.

The Rightmove link for the property is as follows:-
<http://www.rightmove.co.uk/commercial-property-for-sale/property-27184093.html>

The Zoopla link for the property is as follows:-
<http://www.zoopla.co.uk/for-sale/details/15389458>

Please see attached site and building specifications made available on the above sites.

Below is a summary of the enquiries that have been made on the offices throughout the marketing period:-

Enquiries

29th April, 2009

[REDACTED]
[REDACTED]

29th April, 2009

[REDACTED]
[REDACTED]

13th May, 2009

[REDACTED]
[REDACTED]

18th June, 2009
[REDACTED]
[REDACTED]

14th July, 2009
[REDACTED]
[REDACTED]

21st July, 2009
[REDACTED]
[REDACTED]

23rd October, 2009
[REDACTED]
[REDACTED]
[REDACTED]

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5th March, 2010
[REDACTED]
[REDACTED]

10th August 2010
[REDACTED]
[REDACTED]

04th February 2011
[REDACTED]
[REDACTED]

The property has appeared in 39,274 total views on Rightmove since first being listed. It was also placed on Zoopla on the 31st August 2011, since which time there have been 260 views of the property on the site and 5 detailed views.

SUMMARY

We believe that the property has been given the best chance of a sale, not least due to the wide coverage of internet marketing that the property has received, but to further increase the chances of selling, and to appeal to a market that would not be able to commit to a 'site' requiring completion, our client has even gone as far as to complete the building of the property in order to change the marketing approach of the property from a 'site' to a shell with the option to customise the finish.

In addition to the above, our client has left the finishing of the property open to any potential purchaser's specification, therefore leaving the property open to the widest possible range of uses.

The property was one of three being marketed by ourselves and we did receive some initial enquiries and arrange a couple of viewings on Plot 3. The property was being marketed in a speculative manor as a 'shell' ie as a bespoke commercial property requiring fitting out. Ultimately neither process has resulted in a sale and we never entered into negotiations with any prospective purchaser.

Our records show we received four direct e-mails through Rightmove when the property was advertised at £300,000 and none since the price was increased.

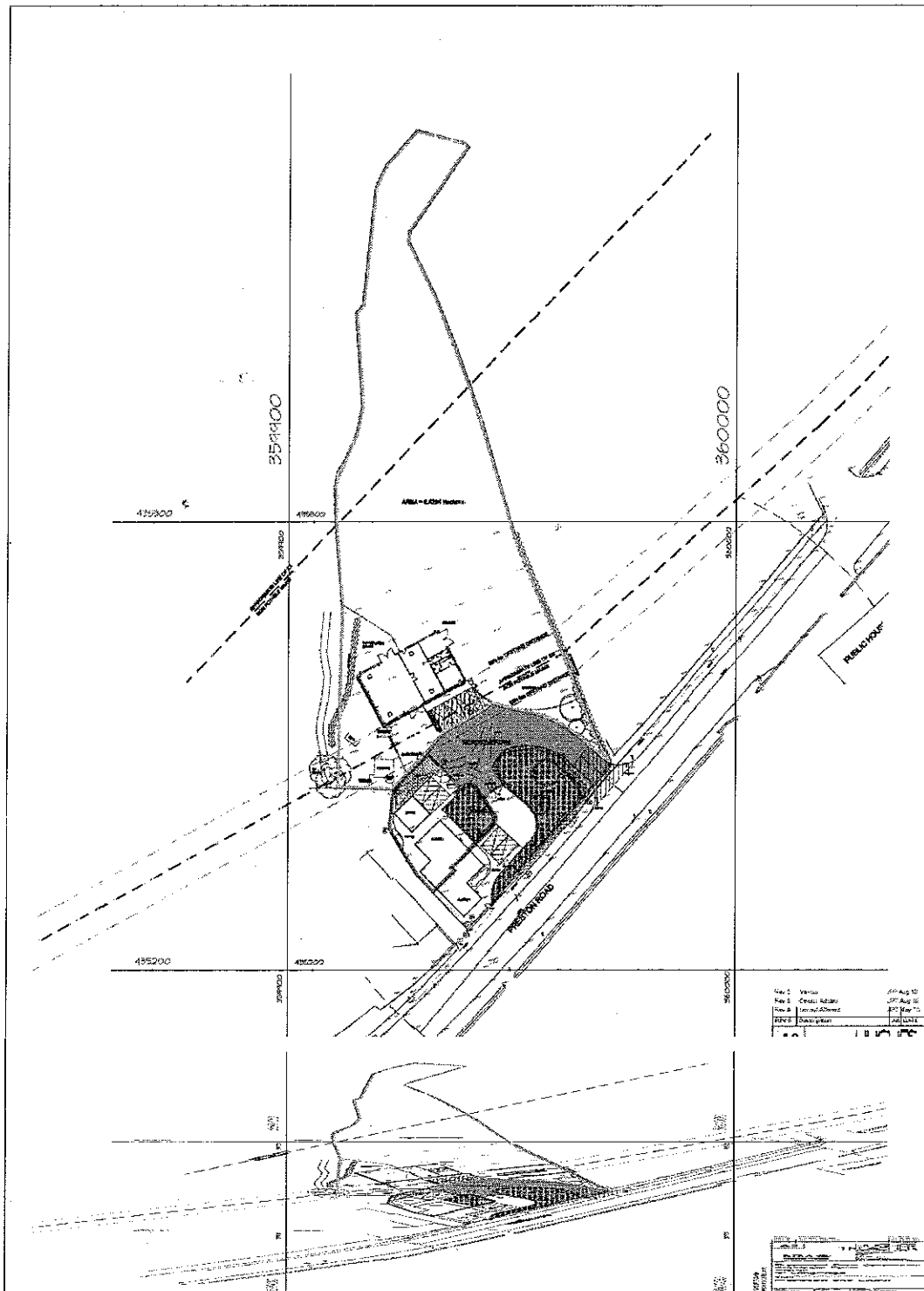
Having no interest in the property at the price of £300,000, which is basically a cost price, really denotes that the market is not there for this property as a commercial concern.

I trust that this sufficient for your purposes.

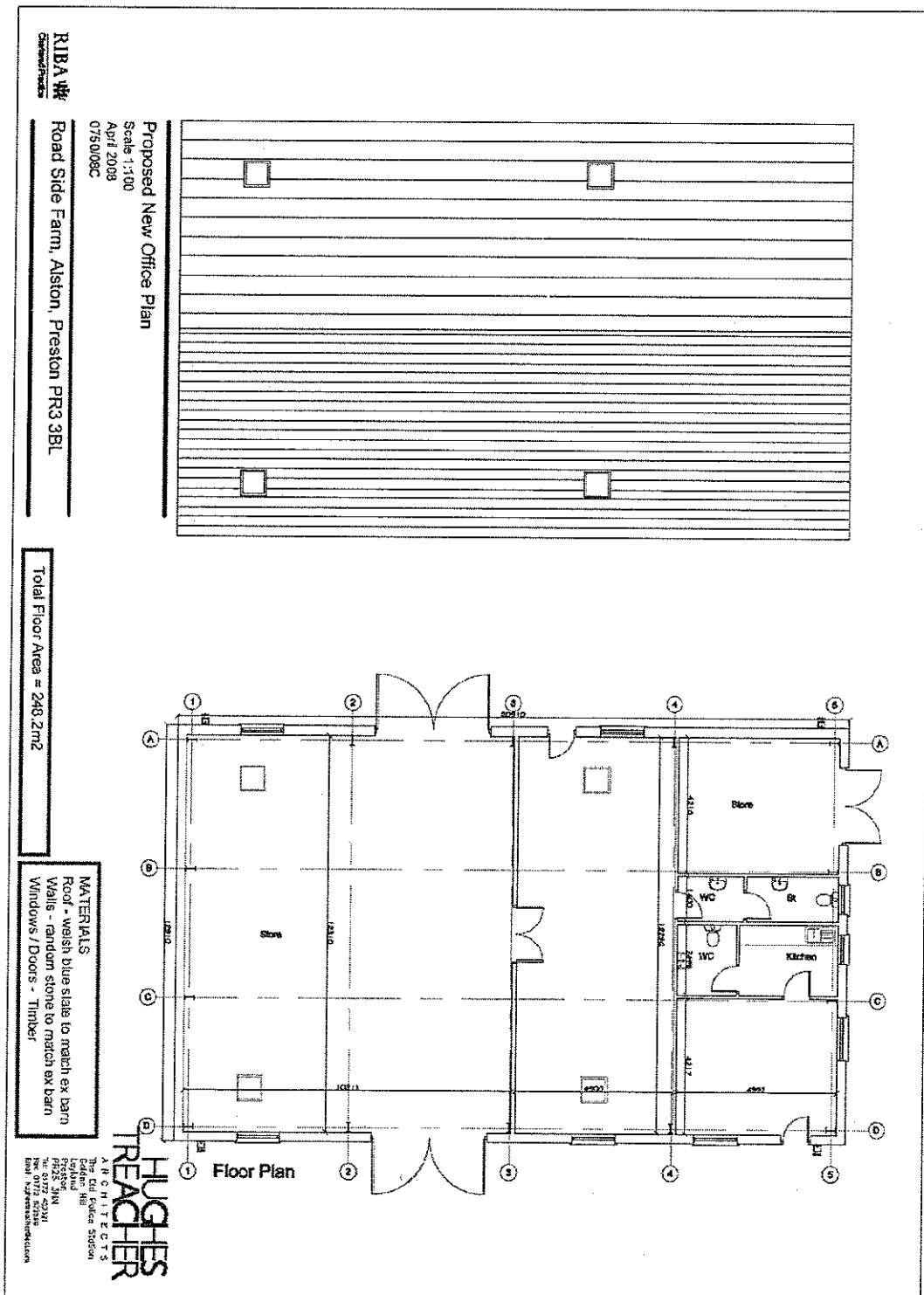
Yours Sincerely,

Adrian Reid BSc(Hons)
Office Manager

PROPOSED SITE LAYOUT

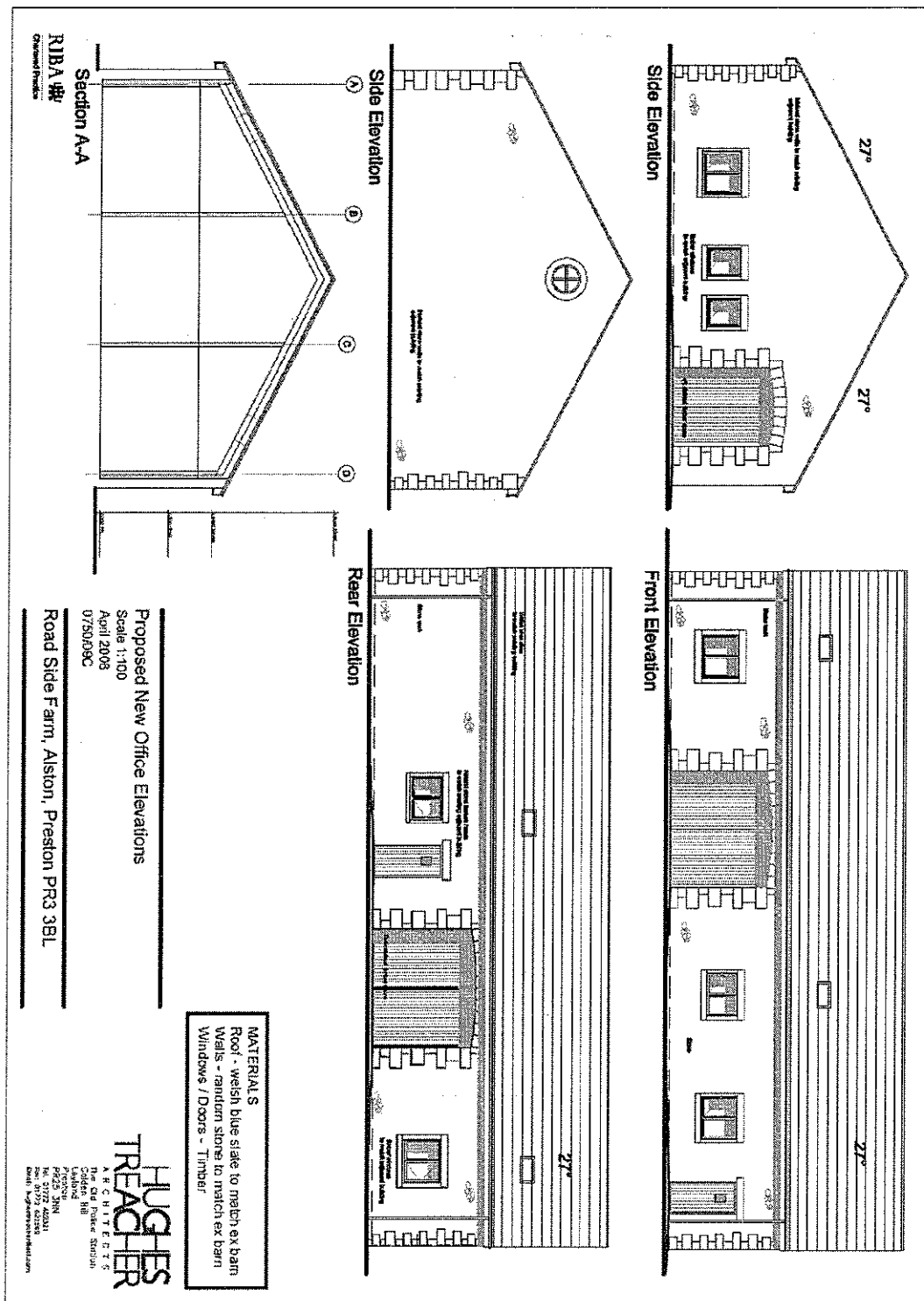


OFFICE PLANS



OFFICE ELEVATIONS

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