



RIBBLE VALLEY
BOROUGH COUNCIL

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

For office use only

Application No 320120490P

Date received

Fee paid £

Receipt No:

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	Surname:	Backhouse		
Company name:							
Street address:	C/o Agent			Country Code	National Number	Extension Number	
				Telephone number:			
				Mobile number:			
Town/City:				Fax number:			
County:				Email address:			
Country:							
Postcode:							
Are you an agent acting on behalf of the applicant?				☒ Yes	☐ No		

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Alan	Surname:	Kinder		
Company name:	Avalon Town Planning						
Street address:	2 Reedley Business Centre Redman Road			Country Code	National Number	Extension Number	
	Reedley			Telephone number:	01282834834		
				Mobile number:			
Town/City:	Burnley			Fax number:			
County:	Lancashire			Email address:			
Country:	United Kingdom						
Postcode:	BB10 2TY			planning@avalontp.co.uk			

3. Description of the Proposal

Please describe the proposed development including any change of use:

Alterations and extensions to existing training barn

Has the building work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

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

House: Suffix:
House name:
Street address:

Town/City:
County:
Postcode:

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):

Officer name:
Title: First name: Surname:
Reference:
Date (DD/MM/YYYY): (Must be pre-application submission)
Details of the 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

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No
Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

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

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

9. 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:

Description of *proposed* materials and finishes:

9. (Materials continued)

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Roof - description:Description of *existing* materials and finishes:

Slate

Description of *proposed* materials and finishes:

As existing and cedar on the new oval extension

Windows - description:Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

As existing

Doors - description:Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

As existing

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:

Das & supporting documents

Bac/01a Dwg03

Bac/01a Dwg001

Bac/01a Dwg02d

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	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

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:

Training centre

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

18. All Types of Development: Non-residential Floorspace

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

☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0

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

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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	103.5		293.1	293.1
	Total	103.5	0.0	293.1	293.1

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 Start Time End Time	Saturday Start Time End Time	Sunday and Bank Holidays Start Time End Time	Not Known
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21. Site Area

What is the site area?

00.28

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

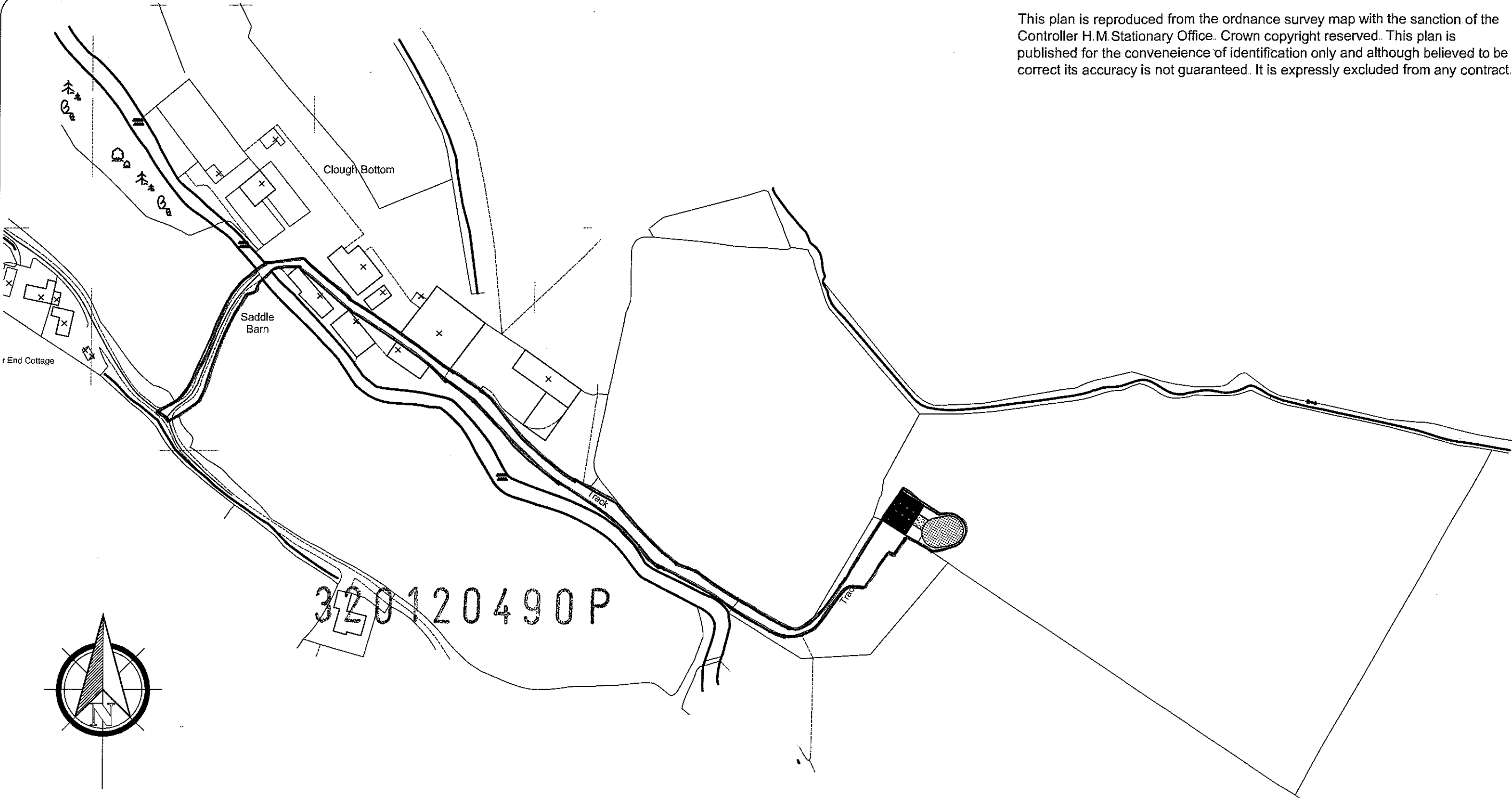
26. Declaration

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



Date

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SITE LOCATION PLAN

Site: Proposed Alterations
Clough Bottom Barn
Rabbit Lane
Bashall Eaves

Client: Mr Harry Backhouse					
Drawn: DS					
Date: 24.02.12					
Scale: 1:2500					
Project No: BAC/01a Dwg 03					
Amendments:					

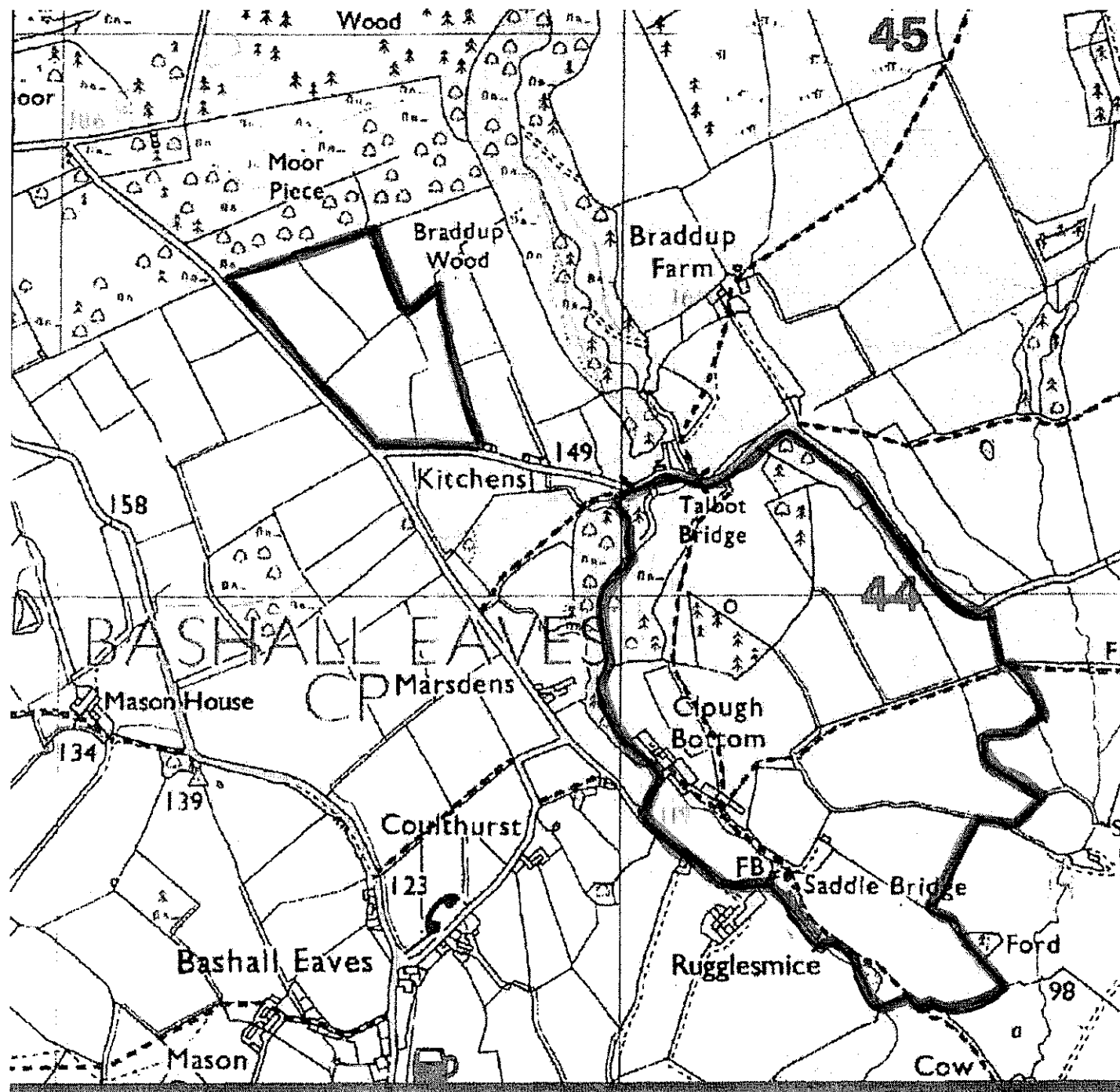
Notes:
All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.
All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.
All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings if in doubt ask.
Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval

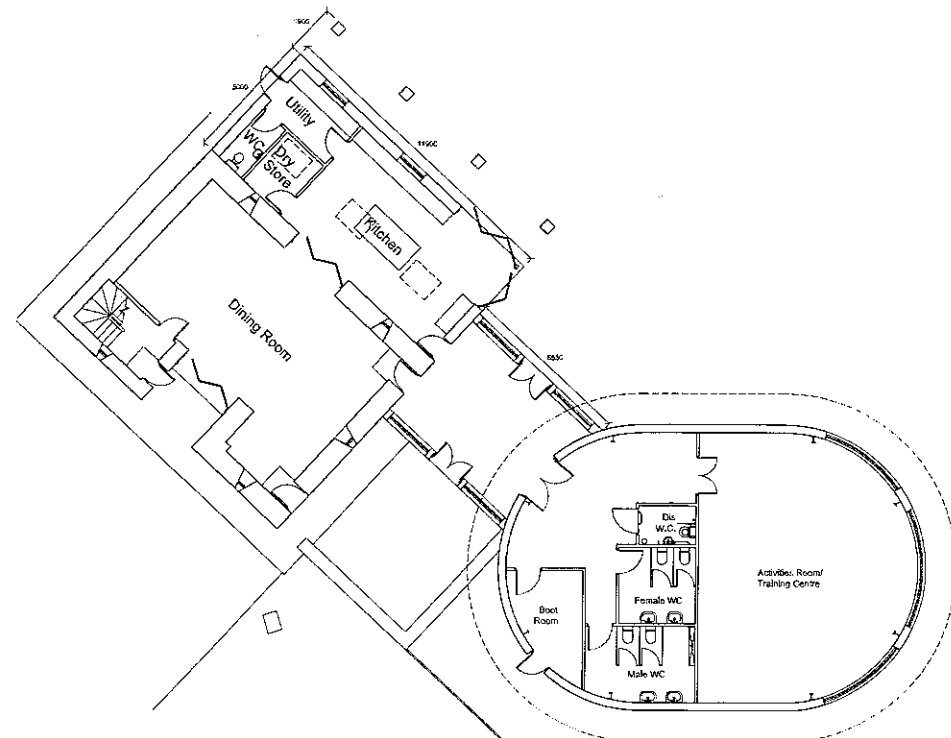
Avalon 
Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

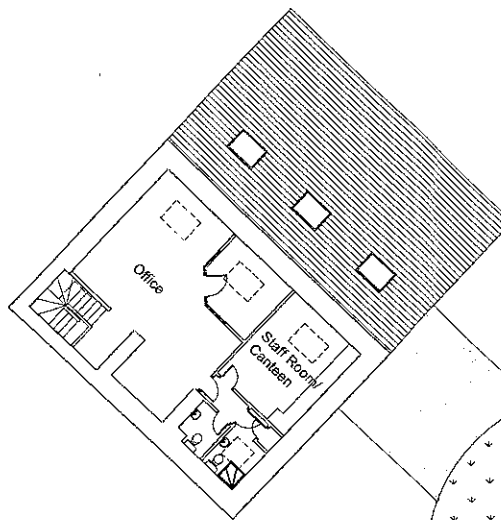
Phone: 01282 834834 **Fax:** 01282 451666
Web: www.avalontp.co.uk Email: planning@avalontp.co.uk
2 Reedley Business Centre Redman Road Burnley Lancashire BB10 2TY

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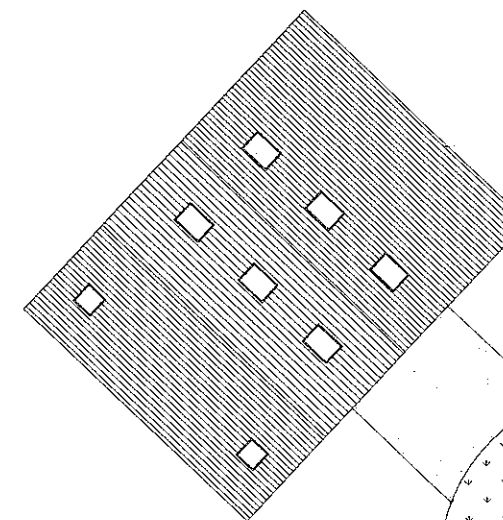




Ground Floor Plan



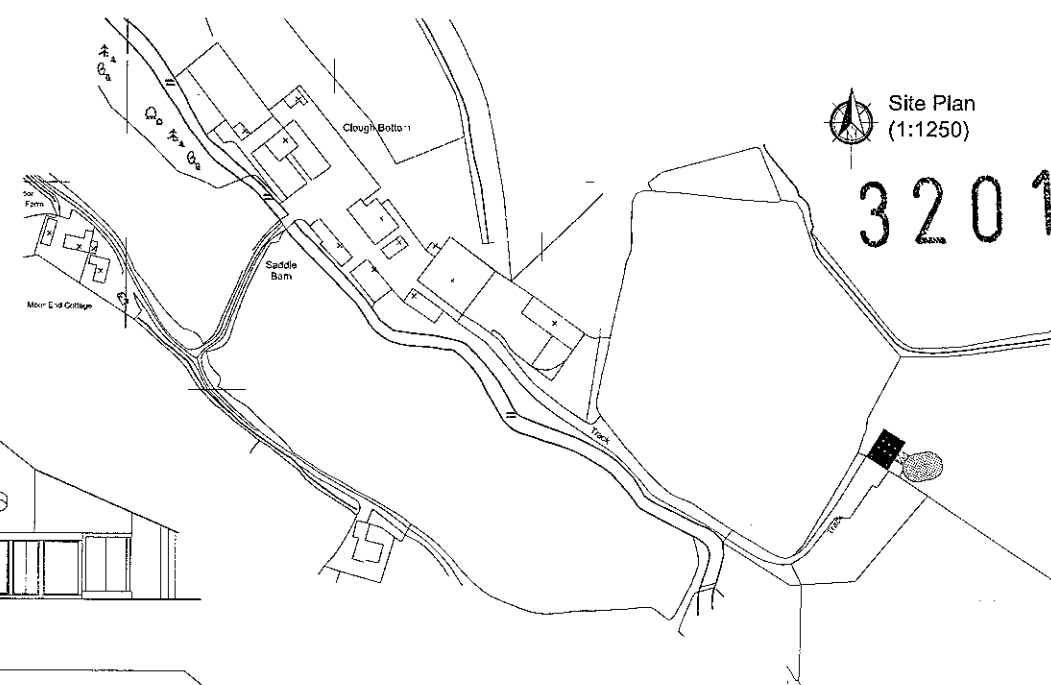
First Floor Plan



Roof Plan

Proposed Floor Areas:

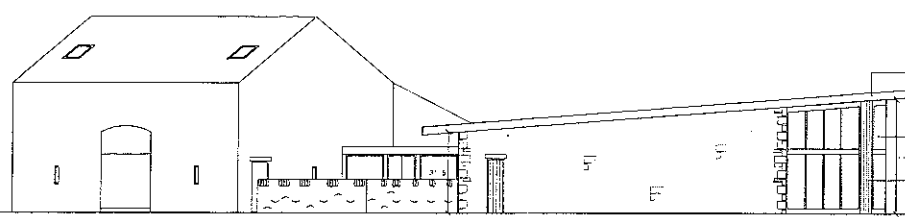
Activities Room/Training Centre	96m ²
Boot Room	9.2m ²
Glazed Link	27m ²
Main Building:	
Dining Room	66m ²
Kitchen	35m ²
Utility	6.4m ²
Dry Store	4.7m ²
Office Area	40m ²
Staff Room	14.8m ²



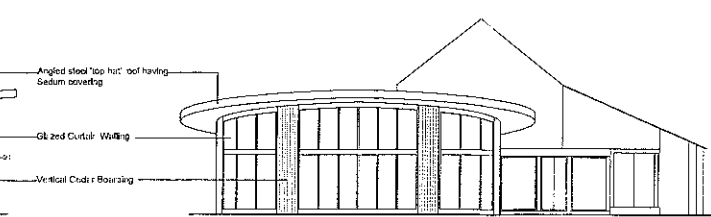
Site Plan
(1:1250)

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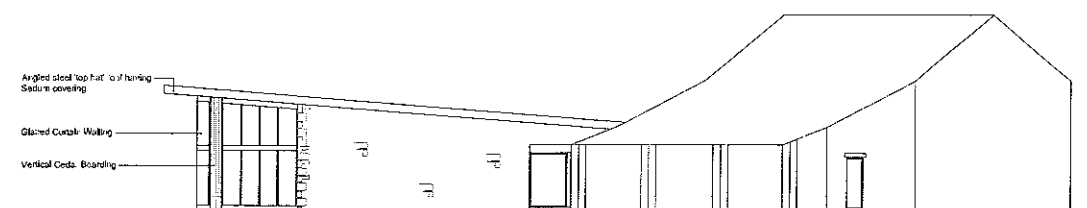
- Amendment D: 22.02.12 Proposed Design of extension altered
- Amendment C: 11.01.12 Minor internal alteration
- Amendment B: 24.11.11 Positioning of Proposed Extension and toilet layout changed
- Amendment A: 22.09.11 Proposed Extension to accommodate training facilities added



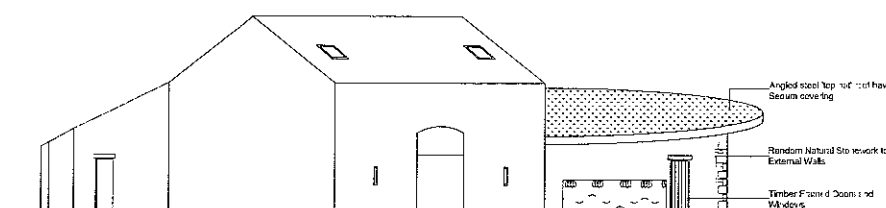
South Elevation



East Elevation

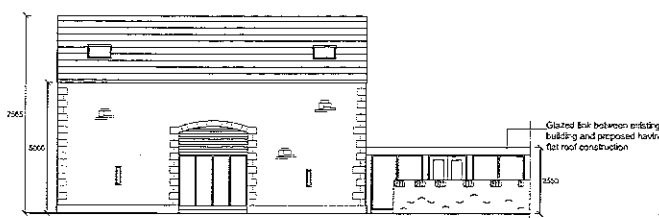


North Elevation

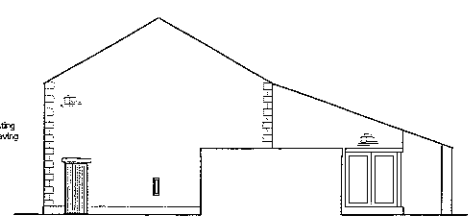


West Elevation

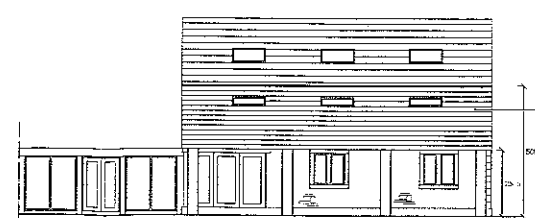
PROPOSED ELEVATIONS OF EXISTING BUILDING



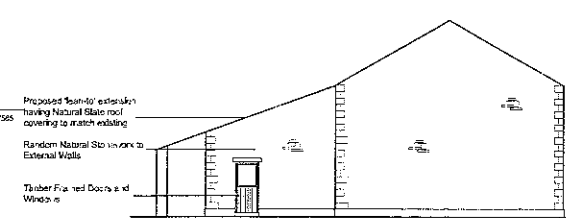
Front (South West) Elevation



Side (South East) Elevation



Rear (North East) Elevation



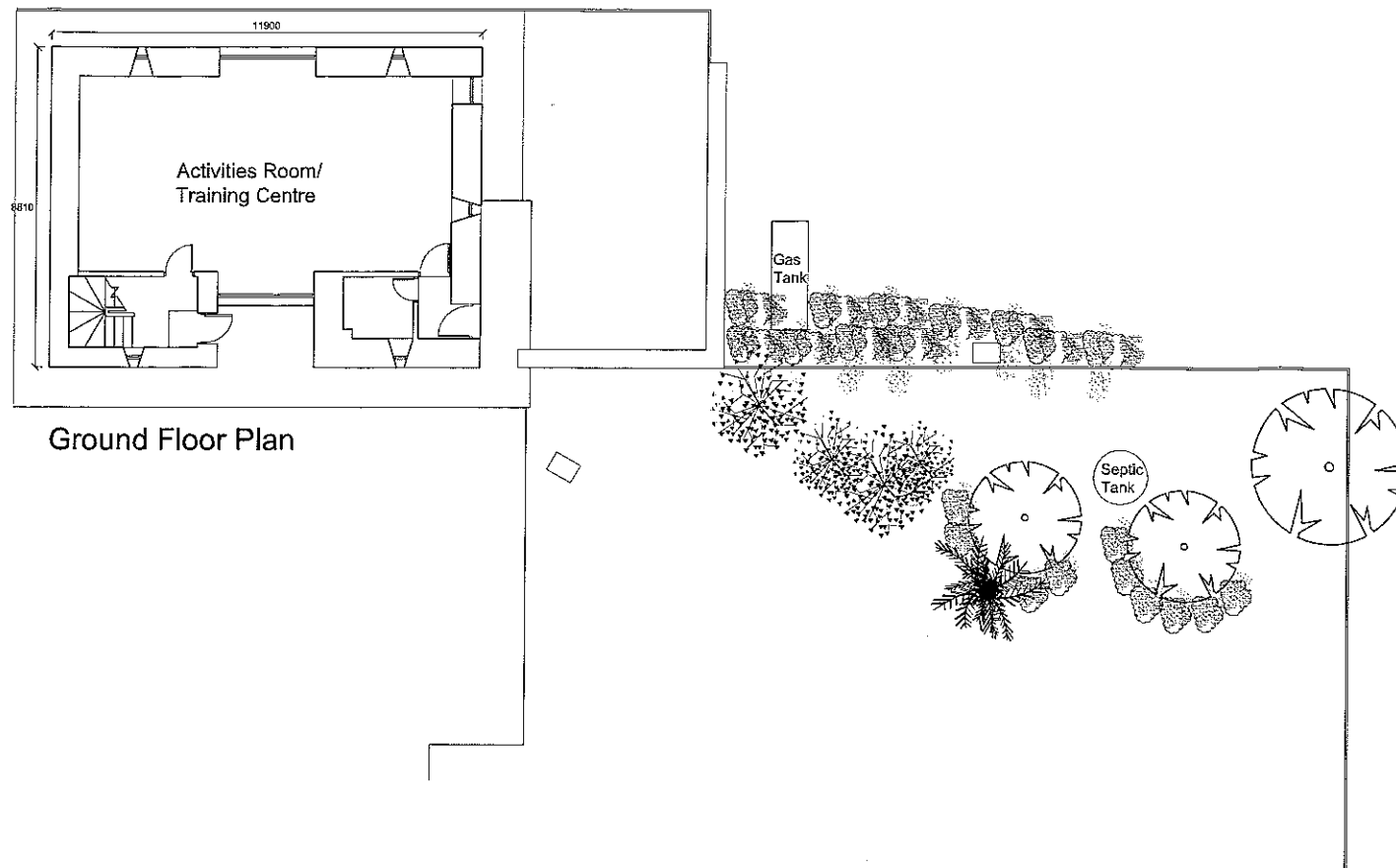
Side (North West) Elevation

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Chartered Town Planning

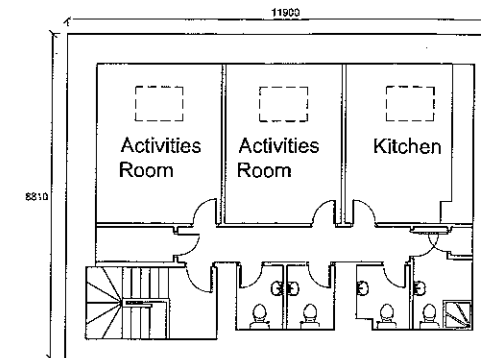
Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 Fax: 01282 451666
Web: www.avalonip.co.uk Email: planning@avalonip.co.uk
2 Redley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

PROPOSED PLANS AND ELEVATIONS				
Site: Proposed Alterations Clough Bottom Barn Rabbit Lane Bashall Eaves				
Client: Mr Harry Backhouse				
Date: 22.02.12	Scale: 1:100 @ A0			
Project No: BAC/01a Dwg 02D	Drawn: DS			
Amendments:	A	B	C	D



Ground Floor Plan



First Floor Plan

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer

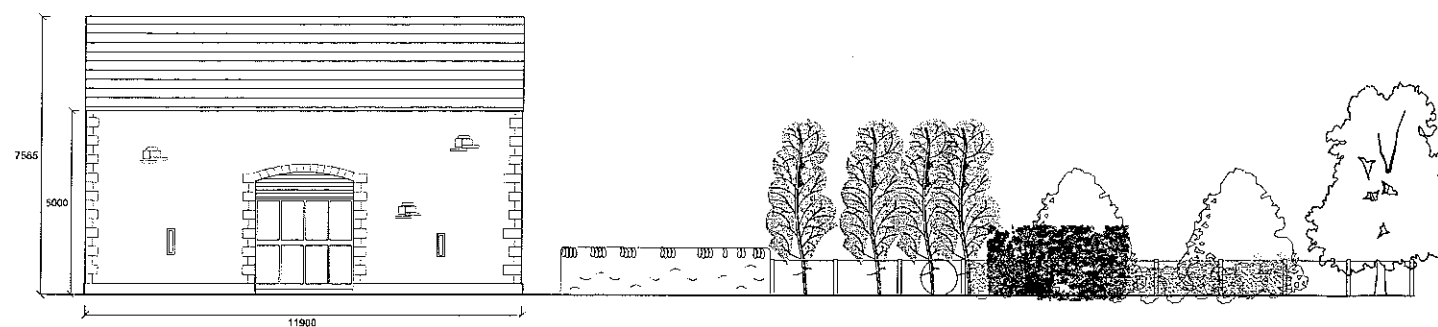
All dimensions are in millimetres unless where explicitly shown otherwise

The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies

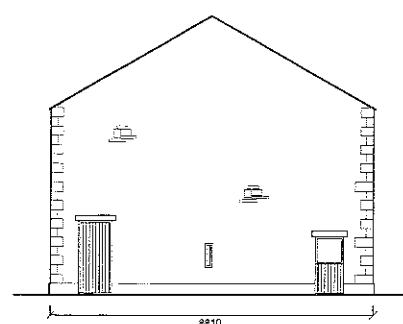
Do not scale off the drawings if in doubt ask

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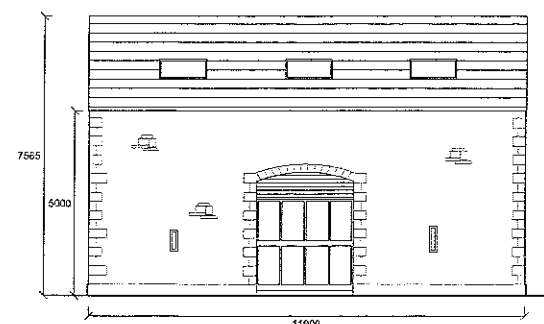
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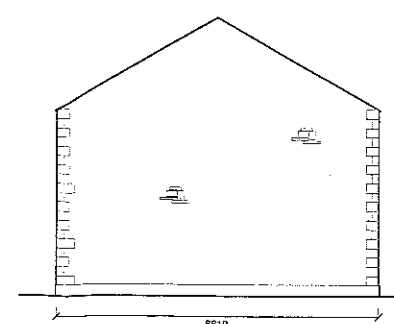
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Avalon RTPI
Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 Fax: 01282 451666
Web: www.avalonrtpi.co.uk Email: planning@avalonrtpi.co.uk
2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

EXISTING PLANS AND ELEVATIONS

Site: Proposed Alterations
Clough Bottom Barn
Rabbit Lane
Bashall Eaves

Client: Mr Harry Backhouse

Date: 08.09.08

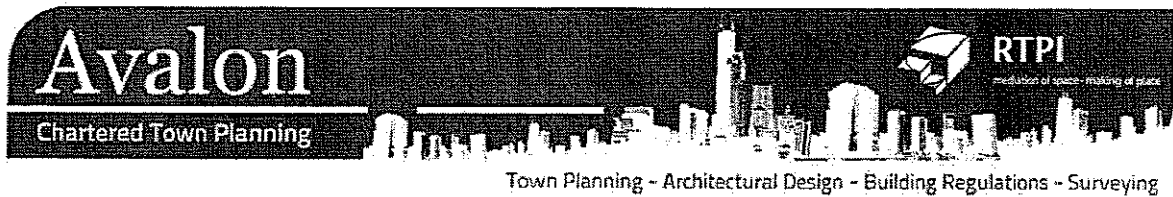
Scale: 1:100 @ A1

Project No: BAC/01a Dwg 01

Drawn: DS

Amendments:

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DESIGN AND ACCESS STATEMENT

SITE: TRAINING CENTRE (FORMER OUTBARN), CLOUGH BOTTOM FARM, RABBIT LANE, BASHALL EAVES

PROPOSAL: ALTERATIONS AND EXTENSIONS TO EXISTING TRAINING BARN

1 ASSESSMENT

- 1.1 Clough Bottom Farm is situated to the east of Bashall Eaves and accessed from Rabbit Lane via a farm track. Land in the vicinity is predominantly in agricultural use but interspersed with numerous areas of woodland. Small valleys such as that carved by Bashall Brook at Clough Bottom interrupt the general slope of the terrain down to the south. The farm is situated within the Forest of Bowland Area of Outstanding Natural Beauty (AONB).
- 1.2 Clough Bottom Farm comprises an extensive group of buildings in a variety of uses. In addition to the farmhouse there are 3 holiday cottages which more recently have been granted consent for use as permanent dwellings. Focus Experimental Training (FET) was set up in the late 1980's and provides tailor made training courses for corporate clients. Originally the business operated from the farmhouse and utilised some of the farm buildings, but it now occupies Middle Barn together with the Out Barn situated a short distance to the South East which is the subject of this application. An agricultural enterprise continues to be run from the farm, which had previously diversified into animal feed, and a tree nursery has also been established.
- 1.3 Over the years Clough Bottom Farm has won numerous awards. They include Green Tourism Award (Gold), Best Self Catering Cottage of the Year (Lancashire and

Blackpool Tourism Awards), and Lancashire Green Business of the Year Award. Currently the farm is shortlisted in Britain's Most Beautiful Farm Award. These awards are an indication of the time and energy that has been invested, and the pride that the applicants have not only in their businesses but whole way of life.

1.4 Policies in the development plan are informed by government advice detailed in the recently issued national planning policy framework (NPPF). The development plan also incorporates policies saved from the Ribble Valley Districtwide Local Plan adopted in June 1998.

1.5 Saved policies of relevance include the following:

- G1 which details a number of development control criteria that may be applicable in the determination of planning applications;
- G5 which states that outside the main settlement and village boundaries planning permission will only be granted for small scale developments;
- ENV1 which protects the landscape and character of the AONB;
- ENP8 relates to the expansion of established farms outside the main settlement boundary; and
- T1 which requires appropriate consideration of a number of transport criteria.

2 INVOLVEMENT

2.1 Previously there have been pre-application meetings with both John Macholz the Building and Development Control Manager and Colin Hirst the Forward Planning Manager. More recently, specific pre-application meetings have been held with Graeme Thorpe a Senior Planning Officer with the Council together with Craig Mathews a copy of the minutes of the meeting are attached at appendix 1. Given the positive stance in principle then my clients were encouraged to amend the design in line with Graeme's suggestions of alternative buildings such as The Pavilion at Avenham Park in Preston. Consequently it was somewhat of a surprise to receive the formal response of the Council on the 9th March as were it the case that there had been a problem with the principle I cannot foresee a reason why the debate would have resulted in positive

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suggestions regarding the detailed handling of the scheme. A copy of the formal response to the pre-application enquiry is attached at Appendix 2.

Clearly in any event the advice contained within that response would now need to be measured against the more up to date advice contained within the NPPF.

3 EVALUATION

- 3.1 The circumstances are that the applicants are the owner/managers of all the businesses that are run from the farm. As such, they are able to control and deal with any potential conflicts of interest that may arise between the businesses, thereby ensuring that none are disadvantaged. They are also extremely conscious of and understand the impact that all of the businesses may have on the environment and the local community. Accordingly they run them with a responsible, complementary and ethical attitude, with the intention that all their businesses will have a positive impact on the wider area.
- 3.2 FET has benefited from its own purpose built facility since 1991. It has enjoyed many successful trading years with a peak in turnover in the financial year ending March 2008. At that time the business employed 5 full time and 5 part time staff, with 8 - 10 associated trainers.
- 3.3 However, in September 2008 the economic downturn and recession hit the nation. The training budgets of corporate clients were amongst the first to be scaled back or cut completely, and FET was badly affected as a consequence. The directors acted quickly to remedy the situation, reducing the staffing levels to 1 full time and 6 part time with 5 associated trainers. Nevertheless the following two financial years saw a progressive decline in turnover, with a substantial loss in the first and a small profit in the second.
- 3.4 It is now hoped that the business has again stabilised at this reduced volume in terms of turnover and staff requirements. Accordingly it is anticipated that the small profit in the last financial year and reduced turnover is an indication of the level of future business for the foreseeable future as the recession and economic downturn continues.
- 3.5 A number of trends have emerged from this process:

- The training business is now operated mainly by part time staff covering full time hours between them. This hot desking gives greater flexibility to the business, but also reduces the need for office space;
- The training group size has reduced from an average of 20+ to between 10 and 12, therefore reducing the size of the training room required, and the scale of other facilities;
- The frequency with which it is necessary to run two courses in parallel, utilising both Middle Barn and the outbarn, has dramatically reduced to the point where the need has now ceased;
- FET is paying the overheads of two training barns (Middle Barn and the outbarn), when it only requires one building; and
- FET is contributing to the overheads of a large office and training centre (Middle Barn) which are now too large for its requirements.

3.6 In order to ensure that FET remains financially viable it has been necessary to look very carefully at how the business is run, and the trends detailed above point to an opportunity to downsize which will go some way to ensuring that that is the case. Accordingly, it is proposed that FET continues to operate, in its contracted form, from the outbarn, with planning consent being recently granted for the conversion of the main barn to 2 residential dwellings.

3.7 Despite the need to run the ongoing requirements of FET from the outbarn neither of the 2 existing facilities would meet the needs of the business going forward hence the need to develop the submitted proposal.

4 DESIGN

4.1 The findings of the Heritage Statement prepared by Stephen Haigh a buildings archaeologist in his report dated the 2nd May 2012 concludes that " The proposed extension and alterations would require only negligible change to the existing fabric of the training centre, and these would have no measureable impact on its heritage significance. While the proposed extensions to the north-east and south-east would comprise substantial additions to the existing building, their design is intended to

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complement the former barn: the proposed rear kitchen lean-to would be a scale and proportion similar to the lean-to-shippons which were added to many barn in the district in the nineteenth and twentieth century's, but the proposed oval building would be visually distinct, and set apart from the main structure, joined only by a glazed link which would emphasise the difference between old and new, and thereby enhance the training centre's significance". A copy of the report is attached at Appendix 3.

- 4.2 The detailed design of the proposal has been changed significantly from its original draft design following the detailed input of the planning officer. The scheme has four component parts; the first being the adaptations to the existing building with only minimal interference to the fabric of the building with the removal of more modern non structural stud work walls at first floor level to create more of an open plan arrangement. The second element involves the creation of a new kitchen facility which is to be appended in the form of a traditional lean-to on the north-east elevation reminiscent of a traditional shippon arrangement which is a typical arrangement found throughout this part of Lancashire. This extension will measure 5metres by 11.9 metres and will be completed under a mono pitch slated roof as an extension to the main barn roof. The third element of the design is a contemporary oval shaped portal frame structure under a monopitched roof with a sedum roof covering to incorporate the new training room and associated toilets etc. The fourth and final aspect of the design incorporates a glazed link between the existing building and the new build extension so as to create a visual break between the two elements.

5 ACCESS

- 5.1 No access issues arise from the proposed development; level access can be provided into the training facility.

APPENDIX 1

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Minutes of Meeting

Subject: PRE-APPLICATION MEETING AT FOCUS TRAINING CENTRE IN CONNECTION WITH
THE DRAFT SCHEME FOR THE ADAPTATION AND EXTENSION OF THE OUTBARN
TRAINING FACILITY

Venue: Focus Training Centre, Bashall Eaves

Date: 26th January 2012

Time: 11am

Present: Graeme Thorpe
Craig Matthews
Alan Kinder
Harry Backhouse
Jane Backhouse

1. Graeme Thorpe opened the meeting with a question: -

"Why do you want to extend the Out Barn?" What is the business case?: -

1. HB: Zoning the site and potential conflicts
2. AK: Planning: - Essentially the business has shrunk and neither barns in their current form are fit for purpose in terms of size and going forward cannot continue to operate with the overhead of two buildings so need to expand outbarn.
3. JB: Logistics of current barn – now app long term let's – conflict of interests of res area. Kitchen Sep H & S issue

Reply. Craig answered: A logical business case and one which he felt he could support

Reply Graeme Thorpe: commented he had to play devil's advocate and ask the question that would be asked by councillors and planning

2. Discussion lead on to proposed plans: -

1. Out barn a heritage asset but not listed
2. The kitchen addition sympathetic and in keeping
3. Liked the glass link – need to ensure it is a “floating link” this differentiates between the old and new
4. Proposed extension incorporating training room to much like an agricultural building and it dwarfed existing outbarn – to large. Need to find a more contemporary design so that there is more of a direct contrast a statement or legacy – obvious that it is an addition. Positioning of extension key to make full use of views, be contemporary and incorporate all green credentials e.g .a turf roof. Graeme Thorpe examples given as a steer: -

The Pavilion, Avenham Park, Preston

Victoria Mill Site, Sabden

Reg Head, Penrith

An outline sketch of building shape was given and this lead to the discussion onto considering round or oval shape buildings. JB commented that this would suit the training conference room as a layout of the room usually was a semi circle of chairs. H B commented that an oval makes efficient use of space and AK agreed.

Action: - AK, HB and JB all research oval shapes with turf roofs

3. Building Construction briefly discussed a steer was given to use of: -

- Oak Frame
- Stainless Steel
- Green credentials PPS1
- Off the wall materials but still sympathetic
- Renewable energy

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All agreed a direct contrast/statement building in the stunning location of the out barn would be easy to market, attract customers not just from the corporate world for training but for conferences and the wedding opportunities. It could become something a little different for Ribble Valley and attract business something to be proud of in this economic climate. Craig concluded it was a sounds business proposition.

4. All members of the meeting walked to the outbarn and visualised the outcomes of meeting on site. The discussion of meeting was confirmed mention also made on the further use of renewable energy e.g. small wind turbine HB thought would be too much.

All agreed it had been a most productive and worthwhile pre plan meeting. A very positive outcome all round.

Action : - AK to draw up a more contemporary design for the extension with green credentials and glass. Outline plans to be submitted to Graeme Thorpe for confirmation and discussion in the next 2 weeks but overall it was agreed that the principle of the scheme was acceptable.

Meeting Closed

Minutes prepared by Jane Backhouse

APPENDIX 2

320120490P

Leanne @ Avalon TP

From: <planning@avalontp.co.uk>
To: "Leanne Flynn" <leanne@avalontp.co.uk>
Sent: 28 May 2012 11:15
Subject: Fw: Out Barn, Clough Bottom Farm, Bashall Eaves - ENQ 00440

----- Original Message -----

From: Graeme Thorpe
To: planning@avalontp.co.uk
Sent: Friday, March 09, 2012 11:43 AM
Subject: RE: Out Barn, Clough Bottom Farm, Bashall Eaves - ENQ 00440

Dear Alan,

I write in regards to our site meeting on the 26 January 2012, and the submission of an amended scheme received yesterday afternoon. However firstly let me clarify my recollection of my initial thoughts as discussed at our meeting.

As you will remember, I firstly laid down my concerns in relation to the relocation of the business from the existing location within Clough Bottom Barn to the Outbarn, as the Applicant made it fairly clear within the application to convert Clough Bottom Barn into residential that the business itself was consolidating on site, and an approval of this conversion would serve to protect existing employment for the business. Given this justification put forward, I was obviously sceptical when this Pre-Application request first came in. Having listened to the reasons put forward by your client in relation to the move from Clough Bottom to the Outbarn, I noted that this would have to be the case for the proposal submitted, and that it may be considered acceptable. I would not say that I was 'clearly happy with the principle and concept of the relocation', especially given the potential significant visual impacts any extensions to the barn required.

Having re-visited this proposal and assessed both scheme submitted with John Macholc, who I believe has previously given advice relating to an earlier proposal, this is still the Council's consideration at this moment in time, as there is no guarantee that the employment related arguments would outweigh the potential visual detractor that the extension of this barn would have on not only its character but also its location within the A.O.N.B.

With specific regards to the detailed design of both the original scheme and the more modern revised scheme, it is clear that from an architectural and sustainability point of view, the recently submitted oval shaped building would be an eye catching 'statement' building, and more preferable to the simple agricultural pastiche building originally submitted. That said, the scheme must be considered against the current guidance relating to 'Non-designated Heritage Assets' within PPS5.

The Outbarn is considered to be a non-designated Heritage Asset and have historical interest, showing the development of the site over time in response to changing agricultural practices. With respect to PPS5, the following Policies and their considerations are relevant,

Policy HE7.1 states that 'such identification and assessment of the particular significance of each element of the historic environment is fundamental to decision making'.

Policy HE7.4 requires consideration of the sustaining and enhancement of the significance of heritage assets and of the consideration of the positive role of heritage assets in place-shaping.

Policy HE 9.1 states that: "there should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss is a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification". With specific regards to this Policy, it is clear that both proposals request significant alterations and extensions to what is effectively a small, isolated field barn, and it is debatable whether the significant harm, loss and destruction of the non-designated heritage asset via the proposed extensions and development within the curtilage can be clearly and convincingly justified by the business plan put forward during

28/05/2012

our meeting in January

Policy HE9.2 states that "Where the application will lead to substantial harm to or total loss of significance, local planning authorities should refuse consent unless it can be demonstrated that:

- (i) the substantial harm to or loss of significance is necessary in order to deliver substantial public benefits that outweigh that harm or loss; or
- (ii) (a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - (b) no viable use of the heritage assets itself can be found in the medium term that will enable its conservation; and
 - (c) conservation through grant-funding or some form of charitable or public ownership is not possible; and
 - (d) the harm to or loss of the heritage asset is outweighed by the benefits of bringing the site back into use.

The building subject to this pre-application is considered to be a good conversion, and if I remember correctly won awards for its conversion. Now despite Clough Bottom Barn being granted permission to be extended fairly significantly, Policies have changed quite significantly since then, with the onus on the protection of the character and setting of such buildings. Therefore, whilst the lean-to extension on the rear of the barn may be in-keeping with the tradition set at Clough Bottom Barn, in considering the scheme again, even this element would cause harm to the character of this simple outbuilding.

Moving on to the modern oval shaped building now proposed, whilst the architectural merit of the scheme cannot be denied and despite my earlier observations on what may be acceptable, given its scale, massing and location closely within the setting of the Outbarn, the scheme would have a detrimental impact upon the setting of the outbuilding by virtue of its dominance, and would also be visually intrusive and disruptive to locations setting within the A.O.N.B. Strangely the glazed link building is also considered excessively large, for what is essentially a walkway between the two buildings.

As you will be aware, the application site is within the Forest of Bowland Area of Outstanding Natural Beauty (AONB), a designated landscape which, according to *Planning Policy Statement 7: Sustainable Development in Rural Areas*, has "the highest status of protection in relation to landscape and scenic beauty". This status and importance in landscape planning terms has been carried over into the emerging *National Planning Policy Framework* which, *inter alia*, requires local planning authorities to "give great weight to protecting landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty". On this basis, the Council cannot offer support to either of the schemes proposed due to their likely visual impact on both the character and setting of the Outbarn, contrary to PPS5, and the sites location within the A.O.N.B., by virtue of the design, scale, massing and location of the extensions proposed.

Please note the above advice, as with any discussions held on site, is an officer opinion only and whilst my comments are made for your information and guidance only, they are without prejudice to any recommendation the Council may make on any subsequent application or the ultimate determination thereof.

Kind regards,

Graeme Thorpe BA (Hons) Dip TP MRTPI |
 Senior Planning Officer |
 Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA
 T: 01200 414520 |
 F: 01200 414487 |
 E: graeme.thorpe@ribblevalley.gov.uk |
 W: www.ribblevalley.gov.uk |

From: planning@avalontp.co.uk [mailto:planning@avalontp.co.uk]

Sent: 07 March 2012 10:52

To: Graeme Thorpe

Cc: Craig Matthews

Subject: Out Barn, Clough Bottom Farm, Bashall Eaves - ENQ 00440

28/05/2012



Graeme

I refer to our site visit on 26 January 2012 concerning the pre-application enquiry 00440. At our meeting together with your colleague Craig Matthews, Mr & Mrs Backhouse and myself were clearly happy with the fact that in principle you seem to be satisfied with the concept of relocating the full Focus Training Centre around the Out Barn. Your only concerns related to detail and the manner in which the draft scheme had been approached in design terms. You suggested that it would be preferable to see a contemporary design with a glass link in order to differentiate between the existing barn and the new build element.

Following the meeting I received clear instructions from the clients to pursue a revised design incorporating your observations and this has led to the preparation of the attached scheme which incorporates an oval design with a mono-pitch seedam roof. The intention is to formally submit this as a formal application for the Council's consideration but as agreed at our meeting it was felt appropriate to submit this design as a second phase of the pre-application consultation for detailed feedback.

I would be grateful if you could consider the revised concept and let me have your views as soon as possible.

Regards - Alan

Val Kendall

Practice Manager
E-mail - val@avalontp.co.uk

Phone - 01282 834834
Fax - 01282 451666
Web - <http://www.avalontp.co.uk>
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APPENDIX 3

TRAINING CENTRE (FORMER BARN), CLOUGH BOTTOM, RABBIT LANE, BASHALL EAVES, BB7 3NA:

HERITAGE STATEMENT IN SUPPORT OF PROPOSED ALTERATIONS AND EXTENSION

1 Introduction

- 1.1 This heritage statement has been produced at the request of Mr H Backhouse, via his agents Avalon Town Planning, to accompany an application to Ribble Valley Borough Council for planning consent at the training centre at Clough Bottom (NGR: SD 70365 43568). It provides a summary of the heritage significance of and potential impact on the site in accordance with Policy HE6 of PPS5, and has been produced by Stephen Haigh MA, a buildings archaeologist with over 15 years professional experience in the region, following a site visit on 26 April 2012.

2 Site designation and recent history

- 2.1 The training centre lies within the Forest of Bowland AONB but is not a listed building and does not lie within a conservation area. However it is considered by the planning authority to be an undesignated heritage asset. It is a former barn, once known as the Out Barn, which was converted in about 1995.

3 Historical background

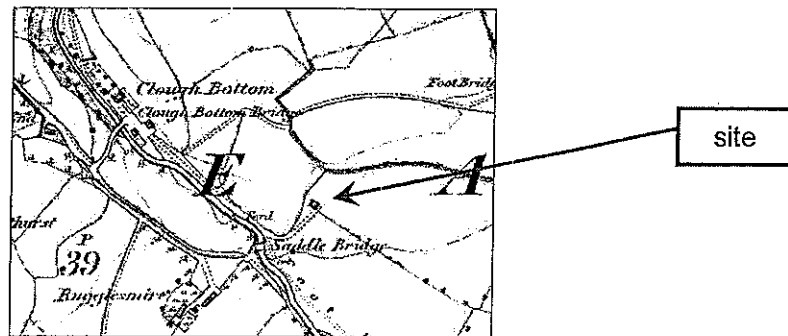
- 3.1 The building has a relatively isolated position away from the main settlements at Bashall Eaves and lies on land characterised as "post-medieval enclosure" by the Lancashire Archaeology Service. There has been settlement since the medieval period or earlier at Bashall Eaves itself, but the outer parts of the township, beyond Clough Bottom, would have been unenclosed moor or common until enclosed in the seventeenth or eighteenth century. To some extent this is borne out by the relatively large fields with straight boundaries in the vicinity, though the veracity of this has not been established here. The building is shown with its present outline on maps surveyed in 1847 and 1907; neither of these named the barn.

4 The present training centre

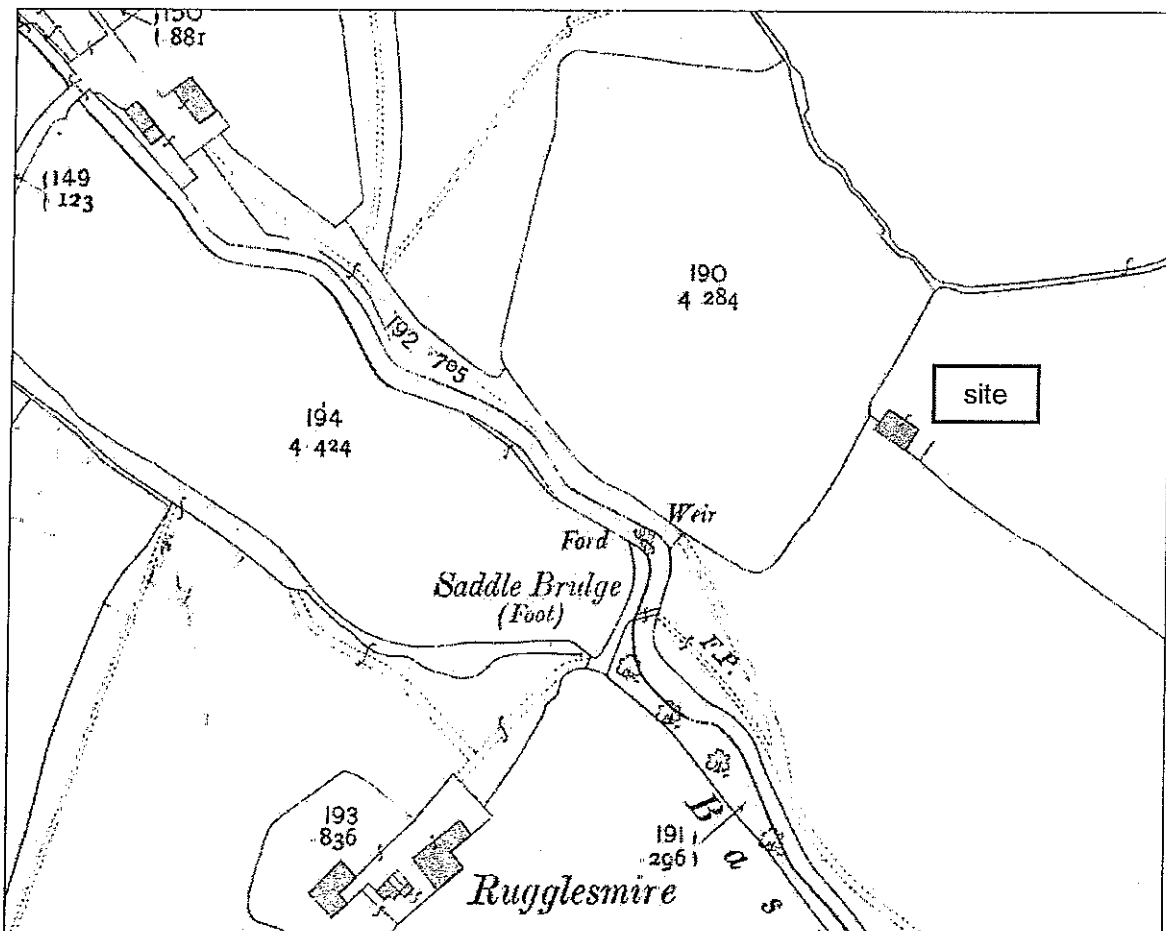
- 4.1 There is no precise means of dating the building, but its general form and architectural aspects suggest that it was built in the mid to late eighteenth century. Its rectangular plan appears well set-out and it has walls of quarried, squared coursed sandstone, rather than the more random rubble and cobbles of material derived from field clearance found in some older farm buildings, and its neatly squared quoins and dressed voussoirs to the arches over the cart

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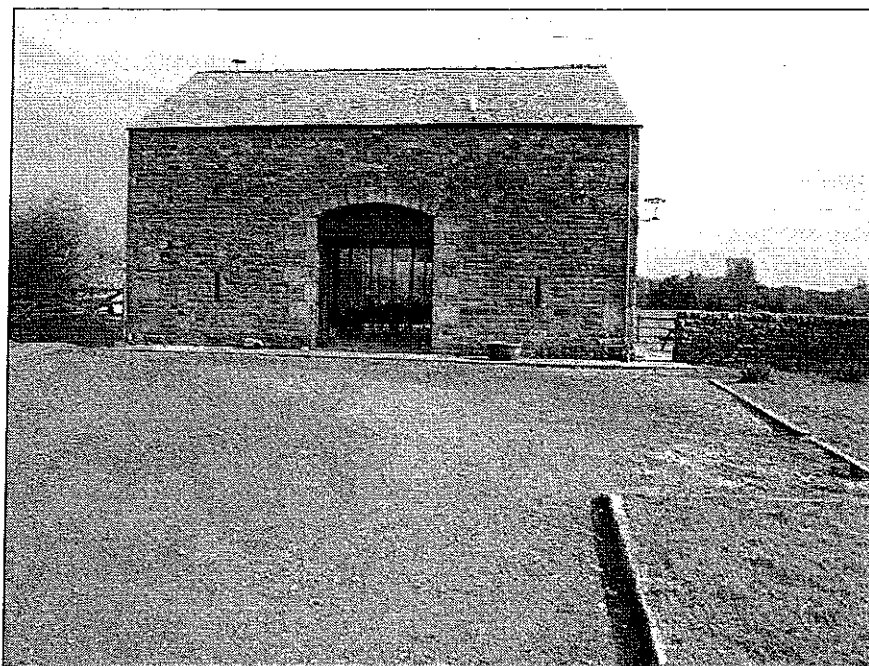
entrances in both sides are also indicative of a relatively late date. The present blue slate roof dates from the 1995 conversion, but previously the building had a concrete tile roof, of the mid twentieth century. Internal features surviving from the agricultural phase are few, as the remains of the shippon fixtures in the south-east end were removed during conversion and the only items of interest appear to be the roof trusses, which are of pegged oak, though their failure prior to 1995 had been remedied by secondary bracing. To the south-east of the barn is a small area of stone setts or cobbles, partly enclosed by a dry-stone wall, which may have served as a middenstead.



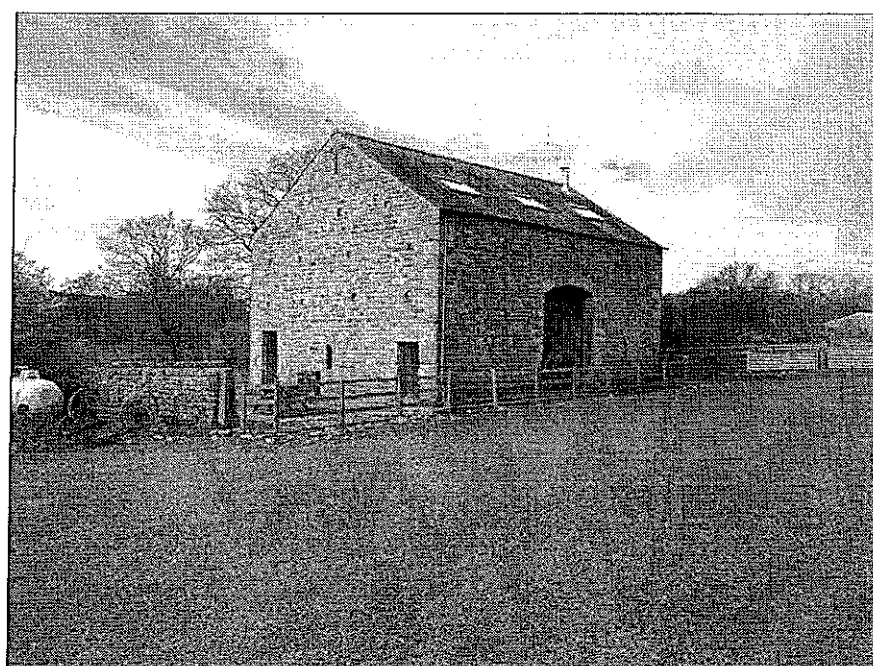
1: OS 1:10,560 map, surveyed 1847 (Yorkshire, sheet 182)



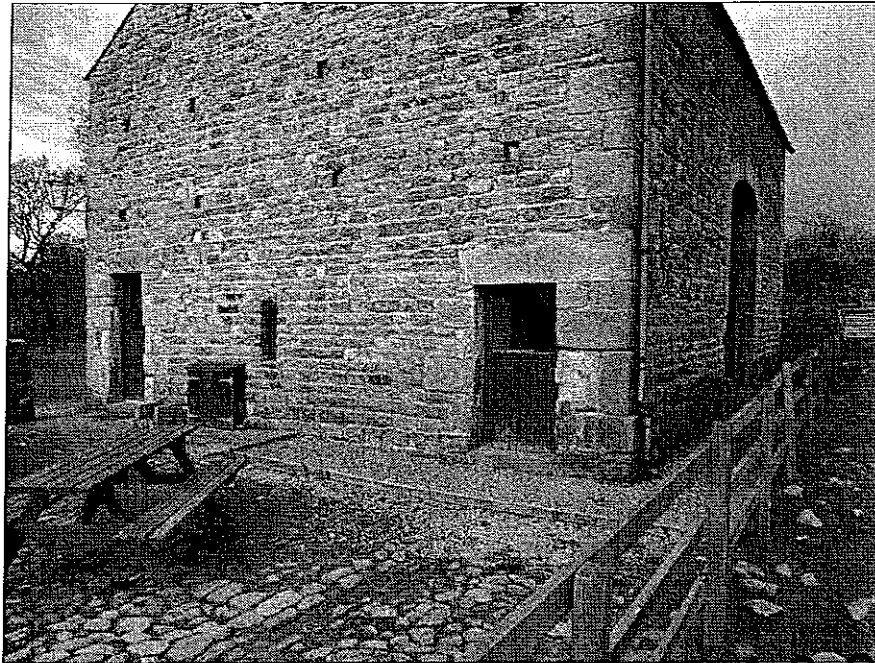
2: OS 1:2500 map, revised 1907 (Yorkshire, sheet 182.9)



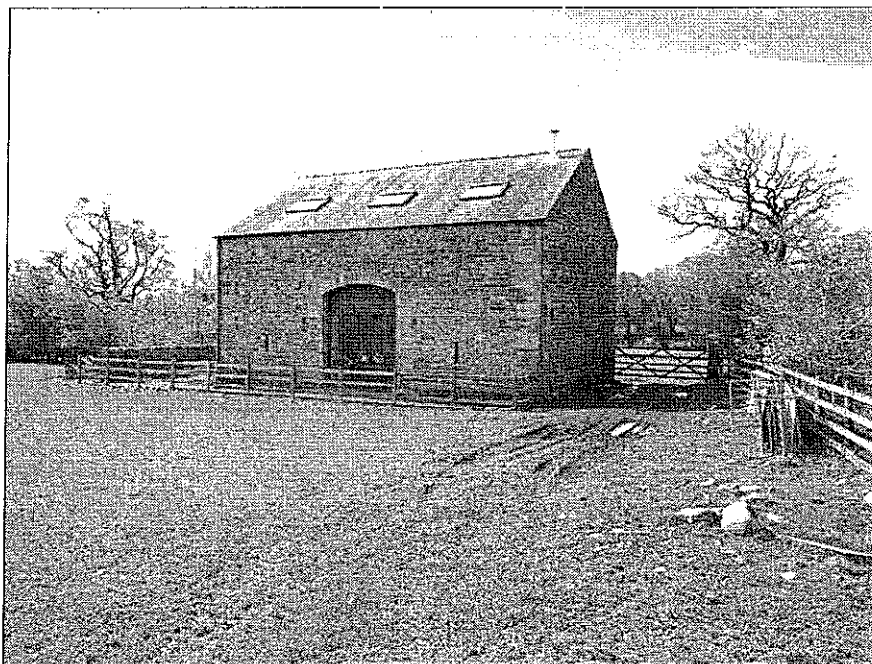
3: The training centre: south-west elevation



4: View from the east



5: South-east gable



6: View from the north

5 Assessment of significance

- 5.1 The four core values which constitute the significance of the training centre as a heritage asset, by virtue of its origins as an agricultural barn, can be assessed as follows.

- Evidential value: the building retains relatively little tangible evidence for its historic origins and function, beyond what is obvious from its exterior
- Historical value: as the former barn probably dates from the eighteenth century, it does have a little historical value, but this was a period when numerous such buildings were constructed and which is well represented in local landscapes
- Aesthetic value: the training centre is considered to have low to moderate aesthetic value
- Communal value: the building has a low communal value, as it is in a secluded location on private land with no history of communal use

5.2 In summary, the training centre has low significance as a heritage asset.

6 Assessment of impact

6.1 The proposed extension and alterations would require only negligible change to the existing fabric of the training centre, and these would have no measurable impact on its heritage significance. While the proposed extensions to the north-east and south-east would comprise substantial additions to the existing building, their design is intended to complement the former barn: the proposed rear kitchen lean-to would be of a scale and proportion similar to the lean-to shippons which were added to many barns in the district in the nineteenth and twentieth centuries, but the proposed oval building would be visually distinct, and set apart from the main structure, joined only by a glazed link which would emphasise the difference between old and new, and thereby enhance the training centre's significance.

Stephen Haigh, MA
2 May 2012