



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.

Date received

Fee paid £

Receipt No:

320120508 P

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

FOR THE
ATTENTION OF

11 JUN 2012

1. Applicant Name, Address and Contact Details

Title:	Mr & Mrs	First name:	K & J	Surname:	Case		
Company name:							
Street address:	13 Park Lane				Country Code	National Number	Extension Number
	Penwortham				Telephone number:		
					Mobile number:		
Town/City:	Preston				Fax number:		
County:					Email address:		
Country:							
Postcode:	PR1 9JB						
Are you an agent acting on behalf of the applicant?							
<input checked="" type="radio"/> Yes <input type="radio"/> No							

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Peter	Surname:	Bamber		
Company name:	PGB Architectural Services Ltd						
Street address:	Lily Cottage				Country Code	National Number	Extension Number
	12 Glen Avenue				Telephone number:	01254820092	
	Knowle Green				Mobile number:		
Town/City:	Preston				Fax number:		
County:	Lancashire				Email address:		
Country:	United Kingdom						
Postcode:	PR3 2ZQ				info@pgb-arch.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Replacement Dwelling and attached barn including Link to Detached Barn all to Create a Single Dwelling Including Detached Garage and Annexe Replacement Agricultural Building and Demolition of Agricultural Buildings

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:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	Halton Hill Farm		
Street address:	Garstang Road		
	Chipping		
Town/City:	Preston		
County:	<input type="text"/>		
Postcode:	PR3 2QJ		

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

Easting:	361015
Northing:	442683

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:	Mr	First name:	G	Surname:	Fort
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Reference: RV/2012/ENQ/00032

Date (DD/MM/YYYY): 05/04/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Following adjustments recommended in the above correspondence emails dated 9th and 10th of May agreed concerns have been addressed

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

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☒ Yes ☐ No

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

2579-05

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):

9. (Materials continued)

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Walls - description:

Description of *existing* materials and finishes:

Random rubble stone walling, concrete blocks and render

Description of *proposed* materials and finishes:

Random rubble stone walling reclaimed from demolition of Building 1 for dwelling and vertical Yorkshire boarding to stone dado wall for Agricultural Building

Roof - description:

Description of *existing* materials and finishes:

Part slate, stone and corrugated sheets

Description of *proposed* materials and finishes:

Reclaimed slate to dwelling and cement based corrugated roof sheet to agricultural building

Windows - description:

Description of *existing* materials and finishes:

Painted timber

Description of *proposed* materials and finishes:

Painted timber

Doors - description:

Description of *existing* materials and finishes:

Painted timber

Description of *proposed* materials and finishes:

Painted timber

Boundary treatments - description:

Description of *existing* materials and finishes:

Stockproof fencing and hedges

Description of *proposed* materials and finishes:

Stockproof fencing and hedges

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Concrete

Description of *proposed* materials and finishes:

Tarmac with stone sett edges to dwelling and stoned access track to agricultural building

Lighting - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

None other than that attached to the building which will be low energy

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:

Drawings 2579-01 to 11 inclusive (Location Plan Drg 2579-04)

2579 Design and Access Statement

2579 Heritage Statement

2579 Bat and Owl Survey

2579 Existing photos Parts 1 to 3 inclusive

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	6	6	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	<input type="checkbox"/>	Package treatment plant	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>		
Other	<input type="text"/>				

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?

<input type="checkbox"/> Sustainable drainage system	<input type="checkbox"/> Main sewer	<input type="checkbox"/> Pond/lake
<input type="checkbox"/> Soakaway	<input checked="" type="checkbox"/> 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:

Farm

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

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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**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?

2,728

sq metres

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: Mr First name: P Surname: Bamber

Person role: Agent

Declaration date: 29/05/2012

☒ 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: Mr First Name: P Surname: Bamber

Person role: Agent

Declaration date: 29/05/2012

☒ 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

29/05/2012



RIBBLE VALLEY
BOROUGH COUNCIL

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**This form should accompany
all planning applications
for change of use
of rural buildings to dwellings**

1. GUIDELINES FOR THE PREPARATION OF THE CONVERSION ASSESSMENT AND METHOD STATEMENT

GENERAL NOTES

In the preparation of the conversion assessment and method statement, consideration should be given to the following observations:

Roof Structures

The removal of roof structures has a great influence on the overall stability of the walls, the removal of the roof therefore increases the risk of damage and/or failure of part or whole of the existing structural elements

Removal of the roof structure should only be considered when works to stabilise the existing walls have been completed and following a full risk assessment identifying all precautions to be taken during these operations

Walling Materials

The assessment of existing structures where the wall construction is that of random stone requires special consideration. This type of wall generally relies on the mass of that wall and its material for load sharing qualities and structural integrity; alterations to walls and in particular the insertion of new openings, their size and location/method of installation has considerable bearing on their future ability to sustain loading conditions

The Council's design requirements in general seek to reduce to a minimum the number of new openings. In order to sustain the future viability that is to retain those parts of the existing structure, openings should, therefore, be kept as small as is practical, the number of new openings in each elevation should be decided with sensitivity having regard to the integrity of the structure.

Details should also be given of the nature, source and method of integration of any new materials to be used both for repair and reconstruction

Building over existing structure

Building on top of existing structures should be avoided, the design scheme should always aim to utilise the existing structure with the minimum effect and alteration

Building on top of the existing structure by increasing the height of the existing walls can cause failure of the existing structure or its foundations. Furthermore the new wall is likely to be constructed in modern materials over masonry construction; the mixing of differential materials can itself cause serious problems in the life cycle of that structure.

External features

The proximity of watercourses, trees, and external services should always be taken into account in the conversion assessment

General advice

It is further recommended that conversion works should only be carried out by a competent person with knowledge and experience in conversion work. Those carrying out the works should hold the necessary insurances including for financial loss.

Works should always be carried out following good practice following an identified sequence, incorporating adequate precautions so as not to prejudice or weaken any part or whole of the existing structure.

Those responsible for carrying out conversion operations should take the responsibility to consult with the local authority where there is any doubt with regard to any part of demolition or part of the repair process or indeed when an unknown defect presents itself.

2. CONVERSION ASSESSMENT

The conversion assessment must draw together all the elements in the conversion/construction process (having regard to the condition of the existing structure), which have an influence on the stability and/or integrity of the structure

The assessment must be distinctive and specific to that project

The report should follow this general format and headings; the space between the headings is mainly indicative; you may wish to expand or extend the information provided under a particular heading

Site/Location Address

Halton Hill Farm, Garstang Road, Chipping PR3 2QJ.

Ordnance Survey Grid Reference

CONDITION OF EXISTING STRUCTURAL ELEMENTS

List the condition/type of construction/materials of each structural element separately, along with your intentions to alter/repair/extend or demolish elements in connection with this conversion

A. Roofs;

Condition of existing roof/roofs:

Including the type of construction and roof covering, condition of trusses, purlins and rafters. The degree of attack by wood - boring insects should be assessed together with remedial measures

Building 1: Welsh slate room with the bottom half on the West side in stone slates.

Continue on next page/

Some sagging is evident particularly on the West slope over the barn. The slates are on rafters on oak purlins on trusses over the barn which are particularly slender. The house roof is on purlins from gable to dividing wall to the barn.

Building 2: Corrugated sheets of various specifications on rafters on timber purlins on a truss over the two storey part and on a raking beam on the lean to part. Structure and timberwork generally in sound condition.

Roofs;

Alteration/repair/removal:

Building 1: If the building was to be retained the roof would need to be completely stripped and the trusses and purlins replaced with a more suitable structure.

Building 2: The roof is particularly sound but the truss disrupts reasonable use of the space and would need to be removed and replaced with a steel ridge beam. No change would be necessary to the roof profile but the raking timber beam would need to be replaced with a steel beam and timber purlins to be able to support the increased load of reclaimed slates.

B. Walls;

Condition of existing walls:

Including type of construction and materials; list each elevation separately eg north, south, etc in conjunction with the accompanying plans

Any defects (ie cracks and bulges etc) should be clearly identified and marked on the accompanying plans

Walls significantly out of plumb also need identifying together with an assessment of their effect on the overall integrity of the structure. The method of repairing defects should be fully specified in the paragraphs below

Building 1: The walls are generally random rubble approximately 450mm thick. The South gable to the house has been rendered and is in very poor condition. On the East Elevation the wall above the barn door are leaning in by approximately 75mm; whilst on the West Elevation the wall between the barn door and the Northern gable bulges out slightly. Otherwise the walls are reasonable.

Continue on next page/

Building 2: Random rubble as the house and barn. The lean to however is recently re-built using a blockwork internal lining with random rubble outer skin. All walls are true and sound with no repairs or remedial works necessary.

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C. Walls;

Alteration/repair/extension or demolition:

Indicate type of construction and materials

List each elevation in sequence eg north, south, etc in accordance with the accompanying plans

The formation of each new or altered opening should be assessed having due regard to the size and position of the opening with respect to the overall structural integrity of the building

Building 1: The proposal is for a replacement structure

Building 2: No repairs or remedial works necessary other than to re-point in a sand lime mortar

Continue on next page/

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D. Details of demolition work;

Building 1: To be replaced completely
Building 2: No demolition other than the formation
of one small window opening

Total wall area , measured externally

Total wall area to be demolished

% of walls demolished

(refer to guidance notes on method of calculation)

E. Walls;

Formation of internal lining walls:

Indicate if it is the intention for new walls to provide additional support to the existing structure

Building 2: All walls will have a blockwork lining built off a thickened toe foundation (so as not to undermine the existing walls). The walls will provide additional restraint to the existing random rubble walls by means of resin anchor ties into the stone pieces at a rate of 5/sqm

Continue on next page/

D. Walls;

Formation of internal lining walls:

Indicate if it is the intention for new walls to provide additional support to the existing structure
As detailed in C above

Continue on next page/

E. Floors;Existing/proposed floors:

Include construction materials and relationship to internal and external ground levels, also relationship to depth of existing and proposed foundations

Identify where upper floors are to be used to provide additional support to the existing structure

Building 2: The floor will be excavated to receive the necessary insulation and structural concrete. The levels will be set so as not to undermine the existing walls.

Continue on next page/

F. Ground works;

Identify all external or internal ground works which may require alteration and the effect on the existing structure and the conversion process. These should include:

Foundations:

Including any remedial works ie underpinning or retaining walls

The assessment should consider the level of the existing foundations in relation to existing and proposed ground floor and external levels

Any proposal to reduce external levels should identify how adequate cover is to be maintained to the foundations

All groundworks will be carried out so as not to undermine the existing walls. Drainage runs will be designed to pass through existing openings rather than under walls. Drains running parallel with the walls will be set far enough away so as not to undermine the walls. All retaining walls are built off existing ground levels to facilitate ramps and steps to main entrances and therefore do not undermine the existing structure

Continue on next page/

Services:

Identify all service excavations in close proximity likely to affect the existing structure. Include existing/proposed drainage arrangements

All statutory services initial entries will be to the replacement Building 1 with a service entry extension into the annexe via the existing door opening on the west elevation of Building 2

G. Other factors;

Include all other features which you feel either have a bearing on the structural conversion assessment and/or should be brought to the attention of the developer Including:

- Assumptions made which must be proven by further investigation
- Items which require specific cross reference to the method statement

The most important message to get across to the developer is to take care not to undermine the existing structure and that removal of roof and floor structures can only take place when the walls are lined with blockwork. Any other methodology will require the watchful attention of a structural engineer.

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A Initial Procedures;

Identify the initial procedures which must be carried out prior to any works commencing on site

This to include; notifications and familiarisation with the site conditions and construction elements
Areas of the building which are to be retained and those which are to be demolished

This building is structurally sound requiring only one new window opening in a stone wall which is already blockwork lined internally. The main risks associated with this building is the removal of the roof and floor and the provision of service entries and drains.

B. Initial Precautions;

Indicate clearly all walls and other structural elements to be propped and/or provided with raking shores. Itemise the full extent of those operations and the method to be employed; the location of props and shores to be marked on the accompanying plans and elevations

The stone column in the center of the building supporting the existing truss will need to be carefully propped before the truss is removed. This is after all existing walls have been lined and the structural floor provided.

Continue on next page/

C. Sequence of Works;

Clearly identify the sequence in which the works are to be carried out; including the precautions to be taken. This should be carried out having regard to the interaction of structural elements and operational procedures.

Particular reference should be made to works which require independent support measures ie the formation of openings in the existing structure. Where necessary make reference to the accompanying plans and elevations.

Sequence as follows:

Sequence should be:

- 1 Provision of structural floor slab with edge thickening to a level which does not undermine the existing walls.
- 2 Blockwork lining to existing walls with resin anchor ties.
- 3 Removal of roof (ie existing floor to remain in place) after propping of internal column.
- 4 Provision of new roof.

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D. Special Considerations;

Demolitions

Clearly identify the areas of the existing structure which are to be removed in part or whole, these areas to be marked on the accompanying plans and elevations (areas to be removed edged red on the plan and elevation)

Make clear distinction where walls are being repaired ie parts of walls being removed for defective areas and where lengths of the walls full height are being demolished

The method statement should include these parts of the demolition by each structural element ie south facing wall, and shall include all necessary precautions to restrain and support the remaining structure during the course of these works

There are no demolitions

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E. General

Attention should be drawn to all items of work which, although not identified specifically within the sequence of works, may have a bearing upon or influencing factor within the conversion process.