

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: G Surname: Lowe

Company name:

Street address: Palewood House
Whitewell Road
Cow Ark

Town/City: Clitheroe

County: Lancs

Country:

Postcode: BB7 3DG

Country Code: National Number: Extension Number:

Telephone number: Mobile number: Fax number: Email address:

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

2. Agent Name, Address and Contact Details

Title: Mrs First Name: Judith Surname: Douglas

Company name: Janet Dixon Town Planners Ltd

Street address: 10A Whalley Road

Town/City: Clitheroe

County: Lancs

Country:

Postcode: BB7 1AW

Country Code: National Number: Extension Number:

Telephone number: 01200 425051 Mobile number: Fax number: Email address:

3. Description of the Proposal

Please describe the proposed development including any change of use:

Retention of agricultural workers dwelling and proposed alterations

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

☒ Yes ☐ No

If Yes, please state the date when the building, work, or use started:

01/03/2009

Has the building, work or change of use been completed?

☐ 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:	Park Style		
Street address:	Leagram		
	Chipping		
Town/City:	Preston		
County:	Lancs		
Postcode:	PR3 2QT		

Description:

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

Easting:	363181
Northing:	445379

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

If Yes, please provide details:

There is adequate space within the curtilage for the storage of waste

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

☒ Yes ☐ No

If Yes, please provide details:

There is adequate space within the curtilage for the storage of recyclable waste

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:

Random stone and render

Description of *proposed* materials and finishes:

N/A

Roof - description:

Description of *existing* materials and finishes:

Blue Slate

Description of *proposed* materials and finishes:

N/a

9. (Materials continued)

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:

Existing Plans and Elevations E.001
Location Plan OS.001
Proposed Plans and Elevations P.001a
Site Survey Plan S.001
Planning, Design and Access Statement
Heritage Statement

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	2	2	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:

Agricultural workers dwelling

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					
Flats/Maisonettes	1				
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

1

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	1
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

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	1	0	0
Proposed employees	1	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	
Other							<input checked="" type="checkbox"/>

21. Site Area

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What is the site area?

00.15

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: Mrs First name: Judith Surname: Douglas

Person role: Agent

Declaration date: 05/09/2012

☒ 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

Notice recipient		Date notice served
Name:	Sole tenant -not applicable	
Number:	Suffix:	
Street:		
Locality:		
Town:		
Postcode:		

Title: Mrs First Name: Judith Surname: Douglas

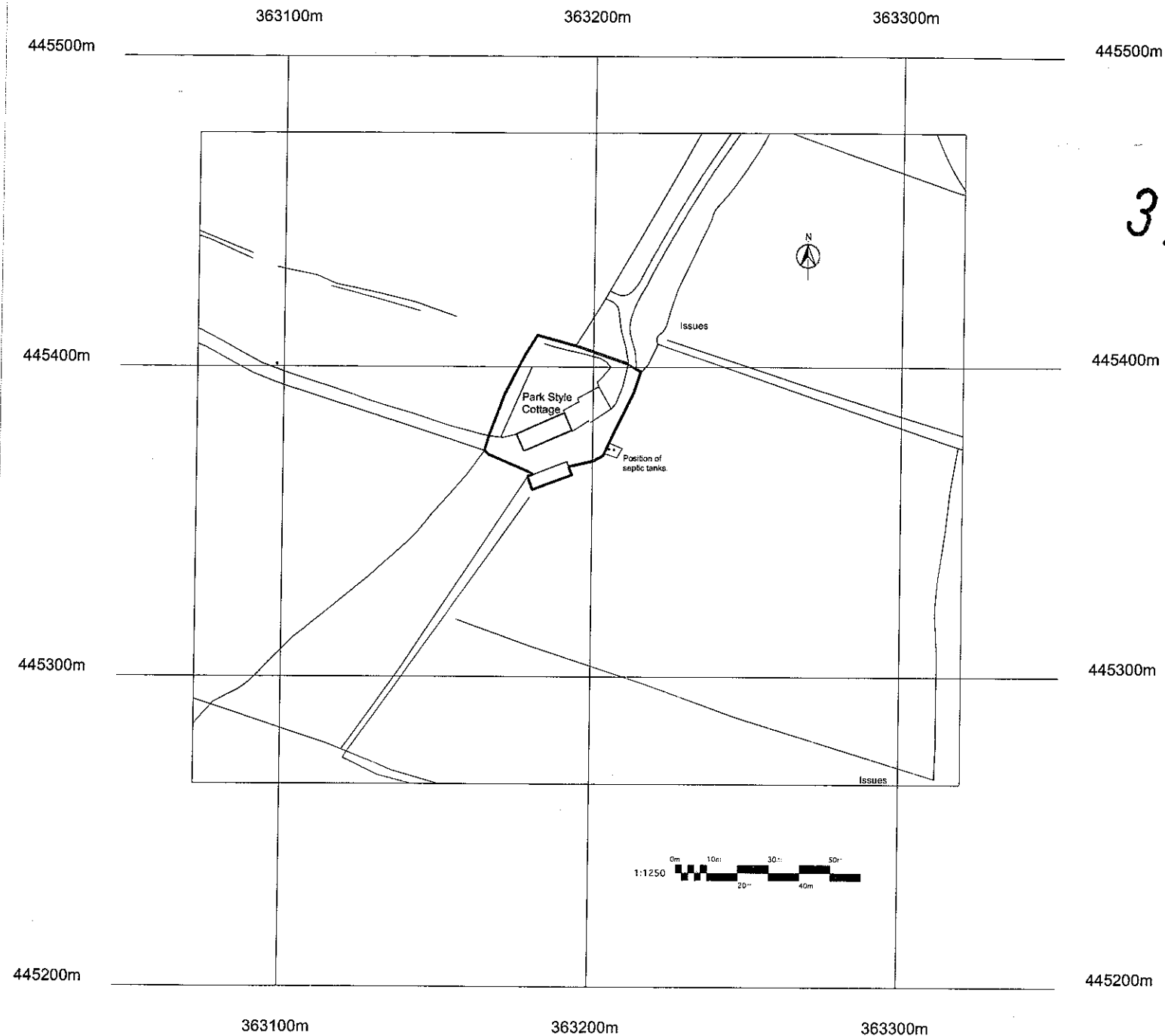
Person role: Agent

Declaration date: 05/09/2012

☒ 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. I/we confirm that to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 05/09/2012



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Rev	Date	Description
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Park Style Cottage Leagram, Nr. Chipping

Site Location Plan

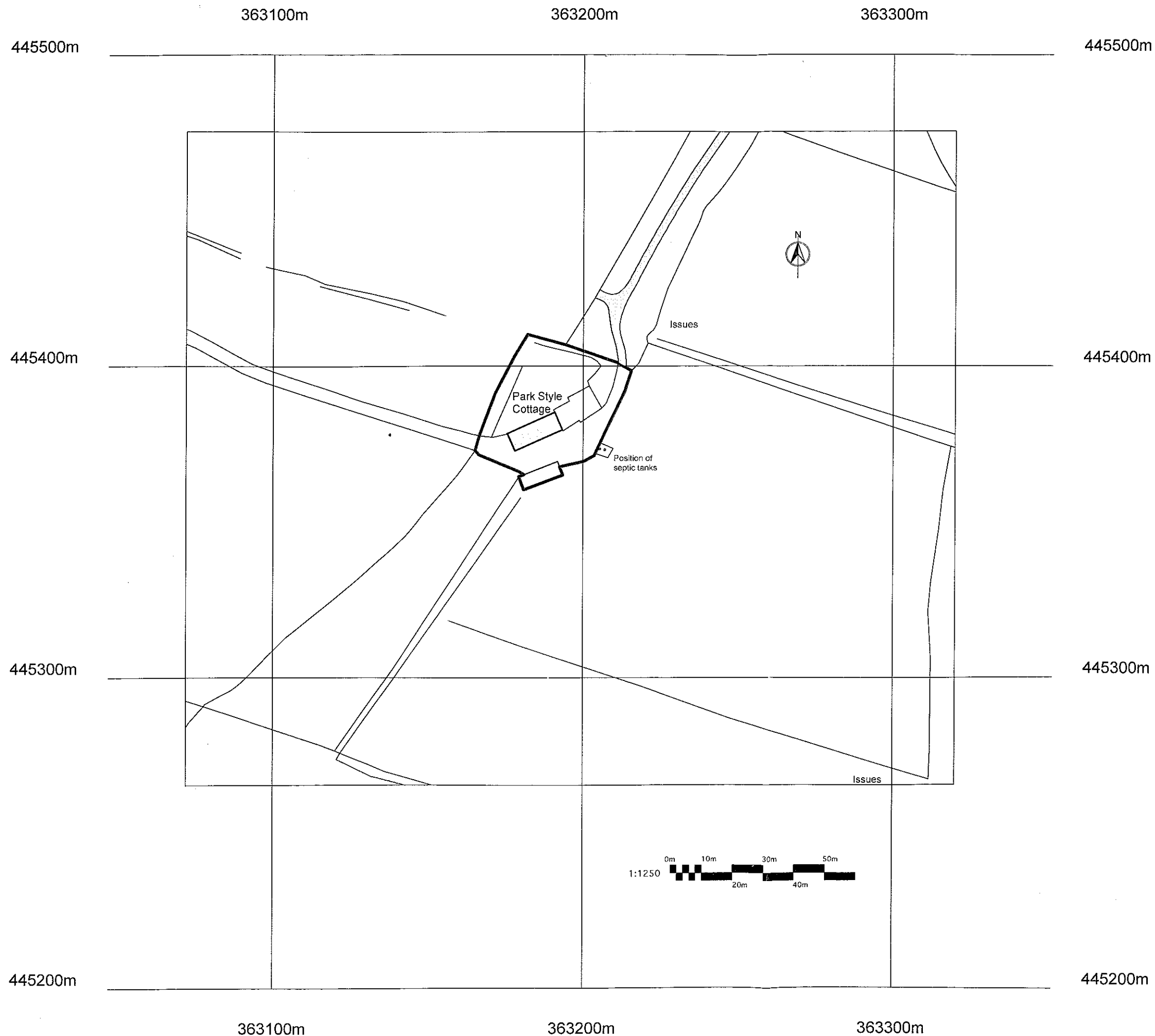
Drwg. No.: 1913.OS.001 Rev. 1

Date: Jul '12 Scale: 1:1250@A3

IWA Architects

Waterloo Mill, Waterloo Road, Clitheroe, Lancashire, BB7 1LR.

t: +44 (0) 1200 423487
f: +44 (0) 1200 458278
e: admin@iwaarchitects.co.uk
w: www.iwaarchitects.co.uk



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Rev	Date	Description
-	-	-

Park Style Cottage

Leagram, Nr. Chipping

Site Location Plan

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320120817P

HERITAGE STATEMENT

**IN SUPPORT OF A PLANNING APPLICATION TO
RETAIN A DWELLING AS AN RURAL WORKERS
DWELLING**

AT

**PARK STYLE FARM,
CHIPPING,
LANCS**

**Janet Dixon Town Planners Ltd.
10A Whalley Road
Clitheroe
Lancashire
BB7 1AW**

Tel. no. 01200-425051/07887-554397

HERITAGE STATEMENT IN SUPPORT OF A PLANNING APPLICATION TO RETAIN A DWELLING AS A RURAL WORKERS DWELLING AT PARK STYLE CHIPPING, LANCS.

National Planning Policy Framework.

The National Planning Policy Framework paragraph 128 requires planning applications for developments which include a heritage asset to be accompanied by information to describe the heritage asset in a level of detail proportionate to the assets importance.

In deciding whether a heritage asset is affected by a proposed development any potential heritage assets need to be identified. In some cases this is quite obvious because the building or structure has statutory protection such as a listed building or registered park or garden these are termed as *designated assets*. In other cases the heritage asset may have been identified by the local planning authority through the plan making process eg. building of townscape merit, within a conservation area, or it may have been identified through the development management process.

The purpose of this Heritage Statement is to **identify the heritage asset**. Following identification of the heritage asset it is necessary to **assess the significance of the heritage asset**. Finally it is necessary to **assess the impact of the development on the heritage asset**.

Identifying the Heritage Asset.

Park Style comprises a former farmhouse, and attached barn and possibly a stable with outbuildings. Access to the farm can be achieved along a track approaching from the east and a public footpath from the west. The front of the farmhouse and the barn faces the south east. The front elevation of the barn contains the wagon entrance.

Park Style is set on the hillside and is surrounded by open grazing land. The land slopes downhill from north to south.

Designated Assets, Local Plan, Desk Based Assessment.

The site is not within a designated conservation area and none of the buildings within the group are statutorily listed.

The site is within the Area of Outstanding Natural Beauty as identified in the adopted Ribble Valley District Wide Local Plan. Policy ENV1. Traditionally constructed rural buildings are identified as being suitable for conversion to other uses in the local Plan, in order to *'keep these buildings well maintained and protect them as a feature within the landscape for future generations'*. Paragraph 5.13.2. The Local Plan recognises traditionally built stone barns as heritage assets in making this statement. It also distinguishes between traditionally constructed barns which are worthy of

retention and modern farm buildings or properties constructed in a style or in materials not in keeping with the area. Policy H16.

We can assess from this that the traditionally constructed stone farm house, and barn can be considered as heritage assets. The landscape setting of the buildings is also a heritage asset.

We have contacted the Heritage Environment Record at the County Council who provided the following response, *"this farmstead and its associated well are marked on the OS first edition 1:10,560 mapping. They also commented "since the building may be of some historic interest, it is possible that my colleague, Doug Moir, may recommend some archaeological work"*.

Assessment of the Significance of the Heritage Asset.

In addition the following assessment of the significance of the buildings was made by R Watson Principle Planning Officer of Ribble Valley Borough Council in 1987. The original was hand written and where words were unclear they have been omitted.

"PARK STYLE Bowland with Leagram SD 633454

This is a complex of domestic and agricultural buildings of various dates of construction. Local sandstone is used for the walls and the roofs are of slate, probably a later imported material of recent date.

The earliest extant construction is to be found in the house. It indicates that the original dwelling consisted of two units; firstly a housepart with the only hearth, and secondly an upper unit divided longitudinally into an unheated parlour (or lower chamber) and a smaller buttery. This was ceiled over at about 7' with two lofts above. The twin door frames to parlour and buttery from the housepart seem original features, but the beams and ceiling are suspect. The original roof was carried on a raised cruck truss springing from the walls just below (original) eaves line. It still carries the ridge purlin and has vacant housings for side purlins. It is not wholly accessible to give a full evaluation of the truss, but the parts which show give the impression of a magnificent piece of carpentry, taking into consideration the remote location.

In my opinion the domestic apartments were constructed in one build with an agricultural building of two or more units. These were truncated with the construction of a later set of farm buildings. The rear wall of the original construction clearly shows the former eaves line and is built of neatly coursed rubble with rudimentary quoins this wall has three gritstone mullion windows, two built-up and one currently serving the buttery. My considered opinion is that this early phase of the complex

was built about 1700, another surviving segmented arch to the former barn on the front elevation coupled with the flush faces simple chamfered mullions at the rear support that view.

The second phase of development was the building of a large combined barn and shippon to the lower and north east end of the original steading cutting across the then existing farm buildings. It is a fine example of its type, constructed of sandstone with dressed quoins and walls of watershot masonry. The roof is carried on three principal rafter tie-beam trusses which are reinforced by a lower arched and two straight struts; the ridge purlin is housed in a 'v' notch on the over-riding principal which carries also the mortice for the tenon of the opposite principle rafter. The building has the classical northern arrangement of a barn on one side served by opposing cart doors which delineate the shippon with its loft (or scaffut) above the lower end. The shippon is divided longitudinally by a range (or) and all three have entrances in gable with the range also having an entrance from the barn. I am of the opinion that this phase is from the last quarter of the eighteenth century.

Phase three consisted of the enlargement of the domestic quarters. This was achieved by raising the walls to a sufficient height and creating a two storied house out of one and a half storied one. In addition to the raising of the eavesline (and not the ridge) the remnants of the former adjoining farm buildings were incorporated into the dwelling forming irregular shaped rooms. During this process the upper end of the house had what was probably a stable with a loft above attached. This newly formed gable to the building was provided with kneelers. The raising, the extension and the partially rebuilding of the front elevation was in sandstone rubble, rather haphazard and not so neat as that used in the original build. The raised upper story was equipped with 3 twelve paned sash windows; the ground floor has a mixture of sash windows and casement windows. This last phase of development presents visible evidence comparable with the raising of one and a half storey buildings in the north west generally, particularly during the nineteenth century. It is therefore my opinion that the last phase of development at Park Style was during the first quarter of the nineteenth century.

Park Style is an outstanding example of the development of a small upland farm, both in the agricultural buildings and the living accommodation over the period of several generations. In my opinion this historical domestic progression is sufficient to warrant the building being listed." See appendix.

We can conclude that the heritage assets of this site are the farmhouse, and the attached stone barn, and the setting of the buildings in the landscape.

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Assessment of the Impact of the Development on the Heritage Assets.

The planning application is to retain the dwelling at Park Style with the living accommodation on the first floor and storage of farm equipments and food stuffs etc on the ground floor. The original layout and floor plans of the ground floor is retained. No new openings in the walls of the building are proposed.

The heritage significance of the building is retained through the retention of the building in a viable use. It has been re-roofed and brought back into use. The re-used has retained the floor layout of the ground floor.

Appendix

Description of Significance R. Watson RVBC c 1987.

Judith Douglas BSc (Hons) Dip TIP, MRTPI

**Janet Dixon Town Planners Ltd
10A Whalley Road, Clitheroe, Lancashire BB7 1AW**

Tel: 01200 425051

September 2012

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PARK STYLE Bowland with Leagram SD 633454

This is a complex of domestic and agricultural buildings of various dates of construction. Local sandstone is used for the walls and the roofs are of slate, probably a later imported material of recent date.

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In my opinion the domestic apartments were continued in one build with an agricultural building of two or more units. These were truncated with the construction of a later set of farm buildings. The rear wall of the original construction clearly shows the former eavesline and is built

of neatly coursed rubble with rudimentary quoins. This wall has three girtstone mullion windows, two built-up and one currently serving the battery. My considered opinion is that this early phase of the complex was built about 1700, and the surviving segmented arch to the former barn on the front elevation coupled with the flush faced simple chamfered mullions at the rear support that view.

The second phase of development was the building of a large combined barn and shippon to the lower and north-east end of the original standing, cutting across the then existing farm buildings. It is a fine example of its type, constructed of sandstone with stone quoins and walls of water-shot masonry. The roof is carried on three principal rafters, the trusses which are reinforced by a lower collar and two straight struts; the ridge purlin is housed in a 'V' notch on the over-hanging principal which carries also the mortar for the tension of the opposite principal rafter. The building has the classical northern arrangement of a barn on one side served by opposing cart doors which adjoin the shippon with its loft (or scaffit) above at the lower end. The shippon is divided longitudinally by a range (or fothingung) and all three have entrances in the lower gable with the range also having an entrance from the barn. I am of the opinion that this phase is from the last quarter of

the eighteenth century.

Phase three consisted of the enlargement of the domestic quarters. This was achieved by raising the walls to sufficient height and creating a two storied house out of a one and a half storied one. In addition to the raising of the eavesline (not the ridge) the remnants of the former adjoining farm buildings were incorporated into the dwelling forming irregular shaped rooms. During this process the upper end of the house had what was probably a stable with a loft above attached. This newly formed gable to the building was provided with kneelers. The raising, the extension and the partial rebuilding of the front elevation was in sandstone rubble, rather haphazard and not so neat as that was in the original build. The raised upper story was equipped with 3 twelve pane sash windows; the ground floor has a mixture of sash and casement windows. This last phase of development presents visible evidence comparable with the raising of one and a half story buildings in the North West generally, particularly during the nineteenth century. It is therefore my opinion that the last phase of development at Park Style was during the first quarter of the nineteenth century.

R. C. Watson

Park Style is an outstanding example of the development of a small upland farm, both in the agricultural buildings and the living accommodations over the period of several generations. In my opinion this historical domestic progression is sufficient to warrant the building being listed.

R. C. W.

PLANNING, DESIGN AND ACCESS STATEMENT**RETENTION OF DWELLING AS AGRICULTURAL WORKERS DWELLING AND PROPOSED ALTERATIONS AT PARK STYLE FARM, LEAGRAM CHIPPING FOR MR G LOWE.****1. INTRODUCTION**

- 1.1 This application seeks consent for an agricultural workers dwelling at Park Style. Park Style Farm has a history of use as a dwelling and attached barn but was left vacant for a number of years. More recently the upper floor of the farmhouse has been reinstated as living accommodation. This application seeks to retain the living accommodation on the first floor with the ground floor used for storage and kennelling in connection with the occupational activities of the agricultural worker.

2. LOCATION AND SITE DESCRIPTION

- 2.1 Park Style is located approximately 2.3km north east of the village of Chipping. Vehicle access to the site is from the east via Lickhurst Farm. A public footpath runs north east along this track towards Lickhurst Farm, one runs west towards Park Gate and another runs south west towards Buckbanks Wood.
- 2.2 The farmhouse is constructed of stone with a blue slate roof, the western gable is rendered. The attached barn is also of stone and is without its roof. The front of the farmhouse faces southeast onto a small yard area. Opposite the farmhouse is a detached stone and brick outbuilding is only partly roofed.

3. PROPOSAL

- 3.1 The proposal is to retain the building in use as a dwelling for a rural worker with living accommodation on the first floor and storage of equipment and materials used in connection with the occupant work as a farm worker and game keeper. The first floor comprises living room, kitchen, bedroom and bathroom. The ground floor comprises storages areas for equipment such as strimmers, chain saws, tools, fence posts and fencing equipment, feeding equipment including hoppers for grain and water, corn and other feed stuffs, fertilizer and medicines for birds, gun room.
- 3.2 There is sufficient space in front of the building to park vehicles.

4 POLICY

- 4.1 The site is within the Area of Outstanding Natural Beauty as designated in the Ribble Valley Districtwide Local Plan.

The following saved policies of the Adopted Ribble Valley Local Plan are relevant to the proposal:

Policy G1 – expects high standards of design quality.

Policy G5 – outside main settlements/village boundaries planning permission will only be granted for small-scale developments.

Policy ENV1 – development in the AONB will be required to contribute to the conservation of the natural beauty of the area.

Policy ENV7 – development having an adverse effect on protected wildlife species will not be granted planning permission.

Policy H2 – outside settlement boundaries residential development will be limited, but allows development which is essential for the purposes of agriculture or forestry or other uses wholly appropriate to the rural area.

Policy H15 – allows for the conversion of buildings to dwellings subject to various criteria relating to external impacts.

Policy H16 – allows for the conversion of buildings to dwellings subject to various criteria relating to the building.

Policy H17 – allows for the conversion of buildings to dwellings subject to various criteria relating to the scheme design.

- 4.2 The following elements of national policy are also relevant to the proposal
Nation Planning Policy Framework, Section 3 Supporting a prosperous rural economy states that local and neighbourhood plans should “support the sustainable growth and expansion of all types of business and enterprise in rural area, both

through conversion of existing buildings and well designed new buildings". Section 6 Delivering a wide choice of high quality homes paragraph 55 states "Local Planning Authorities should avoid isolated homes in the countryside unless there are special circumstances such as: the essential need for a rural worker to live permanently at or near their place of work in the countryside; or where such a development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or where such development would represent the optimal viable use of a heritage assetamongst other circumstances.

4.3 Government Guidance in Planning Policy Statement 7 has been replaced by The Framework. Annex A to PPS7 provided detailed advice on how an occupational rural dwelling should be assessed but no such advice is contained in The Framework . There has to be a way of assessing "exceptional" used in the NPPF, and in the absence of any new or alternative detailed guidance, we will follow that used in the Annex A as being the most appropriate available to demonstrate that a dwelling is justified here.

4.4 Core Strategy 2008-2028 – A Local Plan for Ribble Valley Regulation 19 Consultation Draft. The following key statements apply:

EN5: Heritage Assets,

EN2: Landscape,

DMG1: General considerations,

DMG2: Strategic Considerations,

DMH4:Protecting heritage assets,

DMH3:Dwellings in the open countryside,

5 SITE HISTORY

5.1 3/87/0164 Renovation of farmhouse and demolition of barn planning permission refused appeal dismissed.

5.2 These applications refer to Higher Lickhurst Farm.

3/2011/677 and 3/2011/0679 Proposed single storey Extension to farmhouse. Alterations to ancillary store to create kitchen. Internal alterations. Planning permission and listed building consent refused. 26/10/11.

3/2010/0303 Proposed erection of replacement portal frame building, covered midden slurry pit and 6 ton feed hopper, and laying out of access track and associated landscaping. Planning permission granted 10/09/2010.

3/2009/1037 and 3/2009/1038 Extension and alteration of ancillary buildings and erection of a single storey side extension, insertion of three roof lights and internal alterations. Planning permission and listed building consent refused 04/02/2010

3/2009/0575 Change of use of three barns to holiday lets withdrawn decision.

3/2009/0546 Erection of replacement portal frame building, covered midden, slurry pit and 6 ton feed hopper and laying out access track. Withdrawn decision.

5. NPPF AND JUSTIFICATION

- 5.1 The 2012 National Planning Policy Framework at paragraph 55 identifies that a dwelling can be located in the countryside where there is an essential need for a rural worker to live permanently at their place of work in the countryside, as an exception to normal policy.
- 5.2 Although PPS7 has been replaced by The Framework, Annex A to PPS7 provided detailed advice on how an occupational rural dwelling should be assessed. There has to be a way of assessing "exceptional" used in the NPPF, and in the absence of any new or alternative detailed guidance, we will follow that used in the Annex A as being the most appropriate available to demonstrate that a dwelling is justified here.
- 5.3 Para 3 of the Annex says that new dwellings should only be allowed to support existing agricultural activities on well established agricultural units. Higher Lickhurst Farm comprises 2638 acres of grazing land, some of which is used for shooting. The main farm is centred at Higher Lickhurst Farm where a new 59m by 22.2m portal frame cattle building has recently been erected.
- 5.4 The criteria in para 3 require that –

- (i) there is an existing functional need. The farm presently has (stock take for 2012 needed) stock. The stocking levels have significantly increased since the purchase of the farm in 2008. It is anticipated that in the next 2 years there will be an increase the sheep breeding stock to 450 ewes, a change from store cattle to a suckling herd of 60 suckling cows with circa 57 calves at foot and 55 stores, with an additional 40 store cows out at grazing. Stock take for the years 2009, 2010 and 2011 are included at appendix 1

- 5.5 (ii) the need relates to a full-time worker or primarily employed in a rural business. The farm presently employs 3 full-time staff which is due to increase to 4 full-time in July. The Farm Manager lives in Clitheroe. The Head Keeper lives 2.5km away at Lower Lees Cottage, the Under Keeper presently lives at Park Style Cottage which is the subject of this application. The new employee presently lives with his parents. It is anticipated that when the stocking levels increase over the next year and the cattle change to a suckling herd there will be a requirement for 2 men to be on site 24 hours a day 12 months of the year
- 5.6 (iii) The business has been established for over three years. There are accounts and stocking levels available for the past three years. See appendix 2
- 5.7 (iv) The functional need could not be fulfilled by another existing dwelling on the unit or any other existing accommodation in the area which is suitable and available for occupation by the worker concerned. It is anticipated that Higher Lickhurst will become available and will house the Head Stockman. There are no other residential units nearby except for Park Style. The farm is a considerable distance from the nearest village.
- 5.8 (v) Other planning requirements are met. The dwelling at Park style is already in existence. Very little alteration to the buildings and site are proposed along with the retention of the existing development. The site is already served by a track. The alterations to the building have not altered the exterior of the building other than the re-roofing of the former dwelling. There is no adverse impact on the landscape or the character of the AONB.

Functional test

- 5.9 The dwelling at Higher Lickhurst Farm is a large four bedroom dwelling which would be suitable for the head stockman to live once it has been renovated. A

head stockman is likely to be an experienced person and therefore of mature age , probably with a family. Higher Lickhurst would be a suitable dwelling for such a person providing family accommodation close to the farm's main building. He would be close at hand to care for animals in an emergency. The second dwelling proposed at Park Style is intended to accommodate a second agricultural worker who would be close as hand if needed at short notice. There is a direct link along a track over private land between Park Style and the main farm building.

- 5.10 The occupant of Park Style will be required to help the Head Stockman and he will also be required to look after the birds and land used for the shoots. The dwelling is modestly sized.

Financial test

- 5.11 We consider that the farming operation meets the former PPS7 financial test in that all the farm can sustain all employees on or above the agricultural minimum wage.

Size of dwelling

- 5.12 The proposed dwelling at Park Style is very modest in size providing a minimum level of accommodation including living room, bedroom, kitchen and bathroom.
- 5.13 Park Style is located 680m from the main farm building at Higher Lickhurst Farm and well within the land holding. It is in a suitable location to gain access to the areas of shooting land to be able to check on birds as well as assisting the Head Stockman. Occupation of Park Style provides additional security to the farm as public footpaths pass this building from the west before reaching the main farm and whilst footpaths from the east pass Higher Lickhurst Farm,

6 PLANNING ASSESSMENT

- 6.1 The main farm building is located at Higher Lickhurst Farm slightly to the west of the farm group. As justification exists for the provision of an additional rural workers dwelling consideration needs to be given to the most appropriate location of the dwelling. As the site is within the Area Outstanding Natural Beauty alternatives to the provision of a completely new build dwelling should be given consideration as this would reduce the impact on the character of the area. The farm house at

Higher Lickhurst Farm is a listed building and is in need of substantial renovation. It is a large four bedroom dwelling. There are concerns that the length of time required to obtain permissions for the renovation of this buildings may mean that the dwelling would not be available in time to meet the need of this expanding enterprise.

- 6.2 Park Style is 2.5km from the main farm buildings which is Close enough for the farm worker to be on hand in an emergency. Although it is further away from the main farm building at Higher Lickhurst than the farm house, the size of the dwelling proposed at Park Style conforms to the usual size considered appropriate for a rural workers dwelling. The renovation of this building is substantially complete and is already in occupation. The reuse of this building as a rural workers dwelling is preferable to a new built dwelling in that it will not involve the introduction of a completely new building, rather it retains an existing building in use.
- 6.3 The proposal satisfies the requirement of paragraph 55 of the NPPF in that it is required for a rural worker who needs live permanently near to their place of work. The wording of paragraph 55 accepts that the dwellings does not have to be "at" the place of work and that being "near" can be acceptable. The proposal also satisfies the requirement of para 55 in that it re-uses a redundant disused building. In addition the building can be considered to be a heritage asset (see Heritage Statement) the building has been brought back into use and it's the optimum viable use for the building.
- 6.4 The proposal also conforms to the core strategy Key Statements as follows: EN5 and DME4 in that the proposal is the optimal viable use for the building and there is a presumption in favour of the preservation of heritage assets. EN2 in that the proposal preserves a building which contributes to the landscape and character of the AONB. DMH3 and DMG2 as the proposal is for the provision of a dwelling for a rural worker. DMG1 the proposal is for the renovation of an existing building and is sympathetic to existing land uses in terms of its intensity and nature and levels of traffic generated.

DESIGN

- 7.1 The building has been renovated and provided with a blue slate roof. Window frames have been replaced in timber. The alterations to the appearance of the building have been in order to reinstate the building as a dwelling. The building retains its appearance as a traditional farmhouse which contributes positively to the character and appearance of the AONB.

ACCESS

- 8.1 Access to the site is along an existing track and there is adequate space within the curtilage of the dwelling to park vehicles.

9. CONCLUSIONS

- 7.1 The application demonstrates that the proposal meets the functional and financial tests previously set out in Annex A of PPS7. The proposal also satisfies the requirement of para 55 in that it provides a dwelling for a rural worker, it re-uses a redundant disused building and it represents the optimum viable use of the building which is a heritage asset.

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Appendices

Appendix 1 Stock Take 2009, 2010, 2011.

Appendix 2 Accounts 2009, 2010, 2011.