



RIBBLE VALLEY
BOROUGH COUNCIL

22 OCT 2012

For office use only

Application No:

Date received

Fee paid £

Receipt No:

320120960P

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

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

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

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title: MR First name: JOHN
Last name: HAYES
Company (optional):
Unit: House number: House suffix:
House name: LOWER WARSLE HET FARM
Address 1: BARKER LANE
Address 2: MELLOR
Address 3:
Town: BLACKBURN
County: LANCS
Country:
Postcode: BB2 7ED

2. Agent Name and Address

Title: MR First name: COLIN
Last name: WHITTAKER
Company (optional): NCW DESIGN ASSOCIATES
Unit: House number: 44 House suffix:
House name:
Address 1: APPLECROSS DRIVE
Address 2:
Address 3:
Town: BURNLEY
County: LANCS
Country:
Postcode: BB10 4JP

3. Description of the Proposal

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

CONVERSION OF BARN / SHED INTO RESIDENTIAL
ACCOMMODATION

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

☐ Yes

☒ No

If Yes, please state the date when building,
work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

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

☐ Yes

☐ No

If Yes, please state the date when the building, work
or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name: **LOWER WARBLE HET FARM**

Address 1: **BARKER LANE**

Address 2:

Address 3:

Town: **MELLOR**

County:

Postcode (optional): **BB2 7ED**

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)

Please tick if the full contact details are not known, and then complete as much as possible: ☒

Officer name:

MARK BALDRY

Reference:

RV/2012/ENG/00154

Date (DD/MM/YYYY): **10/9/12**
(must be pre-application submission)

Details of pre-application advice received?

GENERAL ADVICE RE CONVERSION

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)

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:

NORMAL DOMESTIC REFUSE STORED IN YARD

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

☒ Yes ☐ No

If Yes, please provide details:

NORMAL DOMESTIC REFUSE

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

If Yes, please provide details of the name, relationship and role

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name: LOWER WARBLE HET FARM

Address 1: BARKER LANE

Address 2:

Address 3:

Town: MELBOR

County:

Postcode (optional): BB2 7ED

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

Eastings: Northings:

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)

Please tick if the full contact details are not known, and then complete as much as possible: ☒

Officer name: MARK BALORY

Reference: RV/2012/ENG/00154

Date (DD/MM/YYYY): 10/9/12
(must be pre-application submission)

Details of pre-application advice received?
GENERAL ADVICE RE CONVERSION

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)

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:

NORMAL DOMESTIC REFUSE STORED IN YARD

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☐ No

If Yes, please provide details:

NORMAL DOMESTIC REFUSE

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

If Yes, please provide details of the name, relationship and role

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	NATURAL STONE	AS EXISTING	☐	☐
Roof	CONCRETE TILES	AS EXISTING	☐	☐
Windows	WHITE TIMBER	WHITE TIMBER	☐	☐
Doors	STAINED TIMBER	STAINED TIMBER	☐	☐
Boundary treatments (e.g. fences, walls)	STONE WALLS	AS EXISTING	☐	☐
Vehicle access and hard-standing	STONE SETTS	AS EXISTING	☐	☐
Lighting			☒	☐
Others (please specify)			☒	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

199/01, 199/02, 199/03, 199/04, 199/07

10. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	8	8	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
Other (e.g. Bus)	0	0	0

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

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

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

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

13. Biodiversity and Geological Conservation

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

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

a) Protected and priority species:

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

b) Designated sites, important habitats or other biodiversity features:

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

c) Features of geological conservation importance:

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

14. Existing Use

Please describe the current use of the site:

BARN / SHIPPON NOW SURPLUS
TO REQUIREMENTS

Is the site currently vacant? ☒ Yes ☐ No

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

STORAGE

When did this use end (if known)?
DD/MM/YYYY

(date where known may be approximate)

AUG 2010

Does the proposal involve any of the following?

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

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

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

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

15. Trees and Hedges

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

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

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

16. Trade Effluent

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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☒ Yes

☐ No

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐			1			1
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a+b+c+d+e+f+g) =

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a+b+c+d+e+f+g) =

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a+b+c+d+e+f+g) =

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a+b+c+d+e+f+g) =

Total proposed residential units (A+B+C+D) =

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a+b+c+d+e+f+g) =

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a+b+c+d+e+f+g) =

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a+b+c+d+e+f+g) =

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a+b+c+d+e+f+g) =

Total existing residential units (E+F+G+H) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 1

18. All Types of Development: Non-residential Floorspace

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

☒ Yes

☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☒				
Net tradable area:	☒				
A2 Financial and professional services	☒				
A3 Restaurants and cafes	☒				
A4 Drinking establishments	☒				
A5 Hot food takeaways	☒				
B1 (a) Office (other than A2)	☒				
B1 (b) Research and development	☒				
B1 (c) Light industrial	☒				
B2 General industrial	☒				
B8 Storage or distribution	☒				
C1 Hotels and halls of residence	☒				
C2 Residential institutions	☒				
D1 Non-residential institutions	☒				
D2 Assembly and leisure	☒				
OTHER <u>BARNSHIPPOW</u>	☐	80	80	0	0
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees: N/A

	Full-time	Part-time	Total full-time equivalent
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed: N/A

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

0.01

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 a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

25. Agricultural Land Declaration

AGRICULTURAL LAND DECLARATION

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

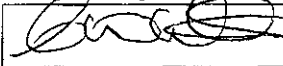
Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

--

Or signed - Agent:


--

Date (DD/MM/YYYY):

22/10/12

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

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

26. Planning Application Requirements - Checklist

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

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



The correct fee: £335



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



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



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



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



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



27. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

22/10/12

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: 01254 National number: 249 306 Extension number:

Country code: Mobile number (optional): 07971 838584

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: 01282 National number: 411328 Extension number:

Country code: Mobile number (optional): 07891 135784

Country code: Fax number (optional):

Email address (optional):

colin.whittaker@btinternet.com

30. Site Visit

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

☐ Yes

☒ No

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

☐ Agent

☒ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

NCW Design Associates Ltd



320120960P

Proposed Barn Conversion,
Lower Warble Hey Farm,
Barker Lane,
Mellor,
Blackburn, BB2 7ED.

For Mr. & Mrs. J. Hayes.

This report has been produced to accompany a planning application
for the change of use from a barn into residential accommodation.

Purpose

The inspection was carried out on 30th September 2012 at the request of Mr and Mrs. J. Hayes.

The purpose of the report is to accompany a planning application for the conversion of the barn and shippon into residential accommodation.

The inspection consisted of a visual appraisal of the elements of superstructure only and was carried out to determine the nature of any structural defects affecting the stability of the property and to put forward recommendation for any repair, remedial or reconstruction works thought necessary in light of the conversion of the barn and shippon to residential facilities.

Any reference to drawings relate to the drawings accompanying the planning application reference

- (a) 199/01 existing layout plans
- (b) 199/02 existing elevations
- (c) 199/03 proposed layout plans
- (d) 199/04 proposed elevations
- (e) 199/07 site and location plan

Reference to the front elevation is facing South East, the rear elevation facing North West and the gable elevation facing South West

The weather at the time the inspection was carried out was rain.

Introduction

The property is a stone built barn and shippon attached to the farmhouse and cottage known as Lower Warble Hey Farm.

The external walls are built of random stone.

The roof covering is of concrete tiles on timber rafters supported on timber purlins which in turn are supported off 2no timber trusses.

Internally the ground floor is solid concrete, there is presently no first floor but there is evidence that at one time a timber floor was incorporated over the shippon part. There are no internal walls, hence the shippon and barn is one open space internally.

The property is located on a gently sloping site with the ground and roof gently falling from right to left when viewed from the front elevation.

Observations

Front Elevation

The external face is constructed of random stone. The walls are plumb with no signs of movement.

The stone surrounds to the 2no window openings and door opening are in good condition although the timber windows are in poor condition.

The stones to the arch over the door appear to have recently been renewed.

It appears that the barn may have been built at a different time to the farmhouse due to the different type of stone on the farmhouse.

There is some pointing missing in particular around the quoins at the corner with the gable elevation.

It is understood that the part of the front elevation was re built approx 30 years ago.

The gutters and rain water pipe appear to be in good condition with no signs of any leaks

Gable Elevation

The external face is constructed of random stone. The walls are plumb with no signs of movement.

It is understood that the gable elevation was re built approx 18 years ago.

Rear Elevation

The external face is constructed of random stone. The walls are plumb with no signs of movement.

The stone surrounds to the 2no window openings are in good condition.

There are some small areas of pointing missing.

It is understood that part of the rear elevation was re built approx 18 years ago.

The gutters and rain water pipes appear to be in good condition with no signs of any leaks.

Roof

The roof is covered with concrete tiles. It is understood the barn and shippoon was re roofed approx 18 years ago when the farmhouse was re roofed.

The ridge line is generally straight with a slight deviation where it meets the gable and party walls.

The pointing to the ridge tiles is in good condition.

There are verge stones at the gable which appear to be in good condition.

The rain water gutters appear to be in good condition.

Internally

Roof:-

Internally the roof is felted with no signs of holes or tears in the felt.

Some of the rafters to the middle bay at the rear have been replaced from the wall up to the bottom purlin with new rafters incorporated alongside the existing rafters.

In addition some of the rafters have been replaced to the front elevation.

The rafters are supported by 300 x 125mm purlins 12no in total. 8 of the purlins appear to have been replaced with the 4 purlins adjacent to the house being the original purlins.

The rafters and purlins generally appear to be of adequate size and condition.

There are 2no timber roof trusses supporting the purlins. There is some timber worn away to the truss nearest to the house (adjacent to the barn door) closest to the ridge. This will have occurred when lifting bales of hay and straw through the truss over the years.

While there is no sign of movement to the roof there is no guarantee that movement will occur in the future. It is noted that an internal block wall is to be built under that truss as part of the conversion and this will help support the truss and prevent and possible movement in the future.

A detailed timber survey was not carried out.

There were no signs of any raining in.

Floor:-

There are 4 timber beams at first floor level over the shippon part of the building which would have supported a timber first floor at some stage but this floor is no longer present.

The ground floor is concrete with steps in the floor where the stalls are in the shippon.

Walls:-

The external walls are lined out internally with fair faced concrete blockwork

Conclusions

There are very few signs of any structural movement to the property.

There is slight deflection of the ridge which is not uncommon in buildings of this age. The conversion to a dwelling and the introduction of ceiling joists would help tie the roof together and restrict any further movement.

There are also signs of wear in one of the roof trusses. As mentioned earlier the introduction of an internal block wall underneath part of the truss would prevent any future movement.

The roof covering is sound and there is no requirement to re roof or replace any roof timbers unless required following a detailed timber survey.

The walls are structurally sound and apart from some re pointing works there is no need to carry out any major works to the external walls for conversion into residential accommodation.

However care should be taken when forming any new openings or when excavating near the building for any drainage works.

Exclusions

The survey has been carried out primarily to determine the overall structural stability of the barn / shippon in light of the proposed conversion into residential accommodation.

Exclusions are detailed inspections of timber survey, moisture survey, inspection of electrical or plumbing installations, inspections of cavity wall ties, drains and sewers, inspections of foundations etc unless specifically mentioned in the report.

3rd October 2012

Design and Access Statement including justification in support of a planning application for the extension of dwelling onto adjoining barn.
Lower Warble Hey Farm, Barker Lane, Mellor, BB2 7ED

Location

The application site is located off Barker Lane, Mellor. Barker Lane runs from Ramsgreave Drive in Blackburn up to the Spread Eagle pub in the village of Mellor. It is approx half a mile from the main village settlement of Mellor and is designated as within open countryside. The property is surrounded by 20 acres of land which is owned and farmed on a part time basis by the applicants Mr. and Mrs. J. Hayes.

The farmhouse and barn are located at right angles to the road, the farmhouse being nearest to the road. There are a number of small outbuildings close to the barn and farmhouse. In addition a modern multipurpose agricultural building has recently been erected.

Access to the site is off Barker Lane. There is adequate parking in the curtilage of the site for several vehicles.

The farmhouse and barn is surrounded by fields all of which are in the applicant's ownership.

The applicant has owned and lived at the property for 33 years.

Proposal

The proposal is to extend the property into the adjoining barn

Pre Application Advice

Pre application advice has been received from Ribble Valley Borough Council. A site visit was carried out by assistant planning officer Mark Baldry and a letter dated 10th September 2012 ref RV/2012/ENG/00154 was issued with his observations.

Site History

Recent planning applications include the erection of the multipurpose agricultural building application number 3/2009/1003 approved on 27/01/2010 and constructed in 2010.

In 2001 planning permission was granted for alterations to the cottage adjacent to the farmhouse to bring it back into use. This work is still ongoing but is not yet complete. It was intended that this cottage would be used for Mr. Hayes elderly parent but unfortunately he passed away.

Justification

The present use of the barn is now surplus to requirements now that the agricultural building is operational.

Mr and Mrs Hayes live in the farmhouse along with their son. Due to ill health Mr Hayes is now semi retired.

It is intended that either Mr and Mrs Hayes or their son will move into the cottage once it is completed.

They also have a married daughter who has her own family and live in an affordable property in Mellor.

The conversion of the barn if approved will be occupied by their daughter, son in law and young family in order they can be at hand to continue to run the farm on a part time basis in the future.

It is intended that the extension will be self contained but still have access to the farmhouse at ground floor level.

If the proposal is approved, once completed it will free up an affordable property in the village once their daughter and family re locate into the extension.

Pre application advice states that the principal of the conversion would be supported

Design

The design of the conversion has been created in order to provide additional accommodation suitable for a family. The main barn door opening has been retained and will be glazed with access into an open kitchen area. Access to the farmhouse has been created via the rear hall in the farmhouse.

The main outlook is at the rear so an additional window to the lounge has been introduced to the rear.

The first floor will accommodate 3 additional bedrooms, one of which will be Ensuite. Due to the limited height of the barn, windows to two of the bedrooms have been located in the gable wall. The gable wall is not seen from the road or any of the surrounding properties.

Scale

The scale of the building will not alter.

Appearance

The barn is stone built as the main farmhouse and cottage. The barn has partially been rebuilt, the front partially rebuilt 30 years ago and the rear and side 18 years ago. The barn is therefore structural sound and no major re building works are required. A structural survey is attached with the application which indicated this.

The roof is of a tiled construction which was re roofed 30 years ago along with the farmhouse and again does not require any major roofing works. The roof will remain unaltered as a large unbroken roof slope both to the front and rear

The barn door opening will be retained and is incorporated into the design. The existing door and window openings have been retained where possible and any new openings have been kept to a minimum.

Following pre application advice the number and size of openings have been reduced to the gable and rear elevations. The original proposal also included patio doors to the rear but these have now been omitted following advice.

The window designs are generally the same size and design as the farmhouse. The farmhouse windows are a combination of timber and white upvc. The design of the new windows to the barn will match these and will be constructed of timber painted white. The doors will be timber.

Access

Pedestrian and vehicular access to the site will remain unaltered.

Parking

There is adequate parking and garaging for several cars at the moment so no alterations will be required for parking

Landscaping

The front of the property is stone sett paved and this will remain. To the rear are landscaped gardens and patio areas which again will remain. There will be no division or any boundary fences erected. The curtilage of the property is well established and there will be no intrusion into green belt land as a result of the development

Refuse

Adequate space within the curtilage of the site is available for domestic refuse both general waste and recycling waste

October 2012

WILDLIFE SURVEY FOR BATS

AT

Lower Warble Hay Farm
Barker Lane
Mellor
BB2 7ED



Denis Lambert
Wildlife Survey
Spout Farm, Preston Road
Longridge, Preston, Lancashire. PR3 3BE
Tel: **01772 783322** Mob: **07813 140682**
E-mail: denis@wildlifesurvey.co.uk
www.wildlifesurvey.co.uk





BAT SURVEY & REPORT

Commissioned By:

Mr J Hayes

Address:

Lower Warble Hay Farm
Barker Lane
Mellor
Blackburn
BB2 7ED

Tel No:

07971838584

Instruction Method:

Verbal

Bat Survey Address:

Lower Warble Hay Farm
Barker Lane
Mellor
Blackburn
BB2 7ED

Visit Date/Time:

4th October 2012 @ 18.00hrs

Weather Conditions:

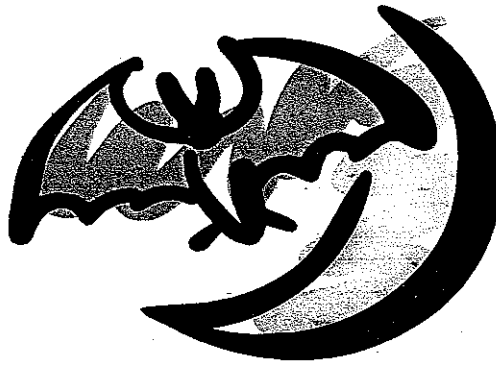
A light cloud covering and a gentle breeze with a temperature of 11°C

Document Reference:

1454

e-mail

john@john48.orangehome.co.uk



BAT SURVEY & REPORT

Survey Brief

1. To inspect buildings, assess the value of the site for bats, and compile a report prior to a Planning Application being submitted.
2. The report will identify if bats have ever used the buildings at any time, or not as the case may be.
3. If bats have used the buildings, assess the importance of the site for bats and bat conservation.

Limitations of the report

1. The aim of the survey is to prove use by bats, but does not guarantee their absence.
2. Surveys undertaken when bats are hibernating may have to be re-assessed during summer months when bats are most active.
3. External walls and internal rooms are inspected from ground level only. Roof voids, attics and lofts will only be inspected when safe access is possible. Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.
4. A bat detector will be used in all cases but daytime visits may only produce limited success. When buildings are inspected during winter months, a bat detector will have very limited results.
5. Buildings with no signs of bats on the date of the survey, may be used by individuals or small numbers of bats, in subsequent weeks, months or years
6. Thorough inspection should reveal whether bats have been present during previous years. Small bats, e.g. pipistrelles, leave evidence of occupation in small inaccessible crevices which may be extremely difficult to detect if the bats are not present when the survey is being conducted.

BAT SURVEY & REPORT

Objectives of the report:

1. To thoroughly inspect all buildings, and record any findings indicating the presence or absence of bats.
2. To make recommendations when the presence of bats are found.

Survey Guidelines

This survey follows guidelines recommended by the Bat Conservation Trust (BCT Bat Surveys, Good Practice Guidelines, 2007) and Natural England (Survey objectives, methods and standards- Bat Mitigation Guidelines, 2004) and JNCC Bat Workers Manual.

Survey Methods

The purpose of the survey is to look for evidence confirming that bats use, or have used the buildings for resting, feeding, roosting or winter hibernacula, or not as the case may be.

Evidence of use will include the following;

- 1 Presence of live or dead bats.
- 2 Bat droppings.
- 3 Moth and insect wings and remains.
- 4 Faint scratch marks on roof timbers.
- 5 Grease staining marks on roof timbers.
- 6 Odour of bats.

Evening Surveys

For evening surveys, an ultra-sound receiver is used, tuned to different frequencies to pick up the noises emitted by flying bats. Bat emergence time may start half an hour before sunset, to one hour after. Fine tuning the 'bat detector' can be a very accurate way of identifying the presence of bats emerging from roof areas where human access is limited or impossible.

Time spent on suitable evenings, will confirm or not the presence of bats, and bat species identification should be possible if bats are present.

Surveying Equipment

Re-chargeable torches, one at 1 million, the other at ½ million candlepower.

10 x 43 Hawke binoculars.

Bat box 'duet' bat detector, a heterodyne type sonar receiver.

Bat Scanner, a heterodyne type instrument which actively scans ultrasound for bats

Petzl headlamp torches.

A variety of folding aluminium ladders.

Telescopic inspection mirrors, large and small.

BAT SURVEY & REPORT

Bat detection methods

The size of the site or the complexity of the buildings may make daytime searches for bats very difficult. Subsequently, the detection of the presence of bats is undertaken by night visits and relies on the use of a bat detector, an instrument that picks up the ultra-sound emitted by bats, converting it into a sound audible to the human ear. Species may be identified by the frequency on which they 'transmit' and by the sonar graph of their sounds.

Evening surveys

Any survey is reliant on the scope and depth of the information sourced. In an attempt to obtain more detail, an evening survey may be conducted around the site or buildings. To give greater coverage and scope, the survey is normally conducted by two persons. Ultra-sound bat detectors were used at varying frequencies throughout the duration of the survey, to pick up noises emitted by bats.

Analysis of results

Dependent on the results indicated by the bat detector, further inspection of the site may be required within the buildings to confirm any findings. Negative results from the bat detector will only indicate that bats are not present at the time of the survey.

Bat habits

Bats frequently use trees and building for feeding. Insects are found at all sites, and their presence attracts bats, which may travel up to five kilometres or more, to feast in insect rich habitat. The presence of feeding bats does not indicate that the roost is close by, and this survey is undertaken to establish whether bats use any of the structures on the site as a roost.

Adverse weather

Adverse weather conditions affect the ability to collect data on night visits. Cold nights, strong wind and heavy rain may prevent bats from flying, and numbers of insects may be likewise very limited. Subsequent visits should provide sufficient data and prove positive or negative results.

Risk Assessment

The level of probability that Bats are using the property is calculated on the evidence found.

Low risk:

No evidence of use by bats was found.

Medium risk:

Implies that the presence or use by Bats has been identified, and the building is probably used as a feeding site.

High risk:

Identifies that Bats use the property, droppings are found and a roost is confirmed or suspected, even if bats are not present at the time of the survey.

BAT SURVEY & REPORT

External Survey Results

Property type

Barn
Extension:
Conservatory

YES	NO
☒	☐
☐	☒
☐	☒

Comments: The building is a two storey structure and is attached to the existing farmhouse

Construction

Stone
Brick
Timber
Bat Access Places

☒	☐
☐	☒
☐	☒
☒	☐

Comments: Possible bat access places could be between the walls and the roof where a gap is visible.

Roof

Slate
Tile:
Other:
Bat Access Places

☐	☒
☒	☐
☐	☒
☐	☒

Comments: The roof of the building is apex with no visible bat access places

Bat Signs

Bats seen
Droppings
Bat Detector Results

☐	☒
☐	☒
☐	☒

Comments: A careful search could find no clues or evidence of bats to the outside of the building.

External Conclusions:

No signs of bat use could be found.

Risk Assessment:

Low

BAT SURVEY & REPORT

Internal Survey Results

Building use: The buildings are in daily use for storage

YES	NO
-----	----

Construction

Stone
Brick
Other/plaster
Bat Access Places

✓	
	✓
	✓
	✓

Comments:

Roof space, attic or loft

Beams
Cracks in beams
Lined roof: Underfelt
Bat Access Places

✓	
	✓
✓	
	✓

Comments: The roof is readily visible from the ground floor making inspection straight forward.

Bat signs

Bats seen
Droppings
Bat Detector Results
Staining on beams
Moth + insect wings present
Suspect summer roost
Suspect winter hibernacula

	✓
	✓
	✓
	✓
	✓
	✓
	✓

Comments: The construction of this building is good with no obvious bat access points. Spider's cobwebs adorn the timberwork of the ridge beam, indicating that bats have not used these areas.

External Conclusions:

No signs of bat use could be found.

Risk Assessment:

Low

BAT EMERGENCE SURVEY & REPORT

Date: 4th October 2012

Start Time: 18.00 hours

End Time: 20.00 hours

Sunset: 16.42 hrs

Weather:

The evening had 50% cloud cover with a light breeze, and a temperature of 10°C.

Bat Suitability Evening:

The evening was an average night for foraging bats, with several flying insects observed in sheltered corners of adjacent buildings.

Survey Details:

The survey was conducted using a 'bat detector' set at 45 Khz. The bat detector was occasionally tuned to 55 Khz to allow for different species of bat sonar.

Continuous observation was achieved by moving around the barn.

Survey Findings:

At 19.02 hrs a bat emitting sonar on 45 khz was picked up by the bat detector foraging around the front of the farmhouse.

It proceeded to feed either side of the barn and then moved to feed near other adjacent buildings.

At 19.05 hrs a second bat was detected and observed flying onto the site down the drive followed by a third at 19.06 hrs.

The three bats continued to forage around all the buildings, moving away on occasions then returning for a short while.

All the bats were Common Pipistrelle.

No other bats were recorded during the evening and the survey concluded at 19.45 hrs

No bats were seen or detected emerging from the buildings under surveillance.

Evaluation of the Survey Results:

The survey could find no evidence of bats using the buildings for any purpose.

Risk Assessment:

Low

BAT SURVEY & REPORT

SURVEY SUMMARY

Proposed Development

The proposal is to redevelop the site for residential use

Site Description

The building forms part of the farm with the adjoining farmhouse and other agricultural buildings nearby and is surrounded by agricultural land. Other residential properties form a ribbon development along the nearby lane.

Survey Results

The survey found no evidence of any part of the buildings being used as a roost site or as a hibernacula.

Importance of the Site

The buildings have not and are not being used by European Protected Species and are of no special wildlife importance.

Conclusions

The survey could find no evidence of previous or present occupation by bats.

Risk Assessment

Low

Mitigation and Enhancement

No mitigation or habitat enhancement will be necessary.

Author: Denis Lambert

Signed: *Denis Lambert*

Dated: *6th October 2012*

SURVEYOR'S DETAILS

Denis Lambert is a registered and licensed Bat Warden No. 20120533 for Natural England, since 1981. Dedicated to conservation and environmental issues, he has been a keen bird watcher and mammal specialist all his life and was involved with the formation of the Lancashire Badger Group and acted as its chairman for ten years. Working as a qualified arborist (tree surgeon) he has been actively involved in protecting many species of flora and fauna over the years. Richard Bowden, a retired ex-licensed Bat Warden assists with surveillance where two persons are needed.

BAT LEGISLATION AND RECOMMENDATIONS

Bats and the Law

Deliberate disturbance during the breeding season, the exclusion of bats and the destruction of a bat roost is now a criminal offence under the Conservation (Natural Habitats &c.) (Amendment) Regulations 2007.

The onus lies on the applicant to satisfy him/her that no offence will be committed if and when the development goes ahead.

Natural England now advises, *"Operations to known breeding sites should be timed to avoid the months of June, July and August if possible, the best times for building or re-roofing operations are spring and autumn"*.

Need for a Survey

A survey of the external and internal fabric of the building may identify the presence of bats.

An evening or dawn survey may confirm the presence of bats overlooked in the previous search.

It may not be possible to determine whether the building is used as a maternity roost or just a resting place.

The fact that bat activity has been recorded means that any work that disturbs or impacts on the colony within the buildings will require a license.

Additional survey work may be necessary, especially in the evenings or early morning to determine the exact extent of use by bats and the access points that are used.

How to proceed when bats are found

Depending on the extent of the proposed works, a license may be required before any work can start.

If the work does not impact on the bats in any way, ie, bats are not present and the habitat and access points are not being affected, then the work may probably be done without a licence.

Each site has different requirements and Natural England have the final say.

When European Protected Species are present and the works have to be done at a time when bats are resident, a Licence will be required.

As a licensed bat person, I can apply on your behalf for a licence to enable the works to proceed. Natural England requires a minimum six weeks to process any licence application.

The granting of a license is not guaranteed, but when the application is a matter of health and public safety and supporting mitigation enhances the habitat for continued use by bats, there is a good likelihood that the license will be approved.

Mitigation will include detailed information for the retention, enhancement and preservation of the population of European Protected Species in the locality.

BAT LEGISLATION AND RECOMMENDATIONS

General recommendations:

Being aware of how bats move from site to site, and the possibility that bats may occur in any building at any time of year, the following points should help developers.

1. Bats may use buildings at any time of the year for feeding or refuge.
2. Work to the roof should be undertaken when bats are free flying, generally early March to late November.
3. Care must be taken when removing existing roof beams and associated stonework.
4. During completion of roof works, bat access points may be built into the new structure.
5. Pointing of walls should not be carried out between mid-November to early March to avoid entombing bats, which may be hibernating within.
6. When hibernating, bats become torpid and appear lifeless, do not assume they are dead. It may take up to two hours before a bat has warmed up sufficiently to be able to move or fly.
7. If any timber treatment is carried out, only chemicals safe for bats should be used. Any new timber used should be treated using the CCA method (Copper, Chrome Arsenic), which is safe for bats.

I shall be available to advise and oversee the above points at any time, if requested.

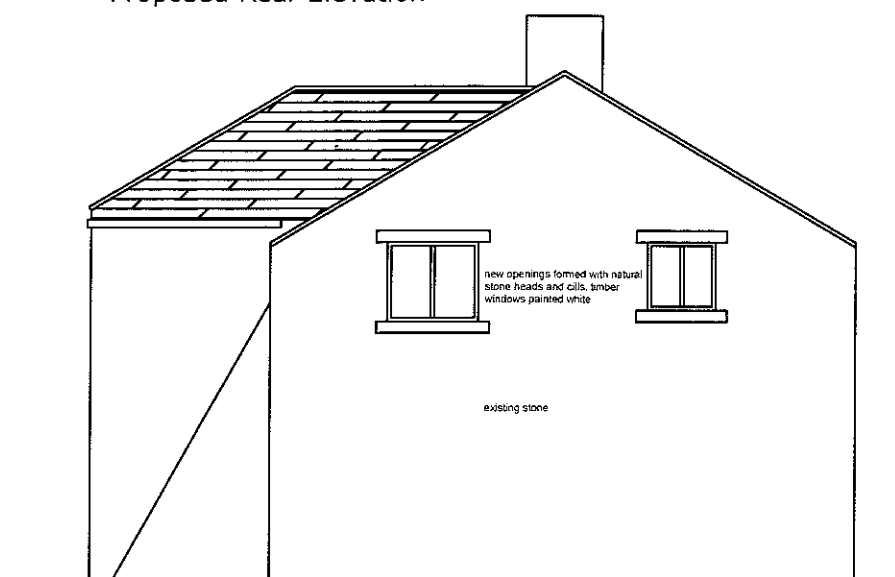
Should bats be found, work must cease immediately in that area and then please contact: **Denis Lambert** on **01772 783322** or **07813 140682** for advice.



Proposed Front Elevation



Proposed Rear Elevation



Proposed Gable Elevation

320120960P

NCW Design Associates Ltd
44 Applecross Drive, Burnley,
Lancashire. BB10 4JP
(01282) 411328 or 07891 135784



Project
**Proposed extension into adjoining
barn, Lower Warble Hey Farm,
Barker Lane, Mellor, BB2 7ED**

Description
proposed elevations,

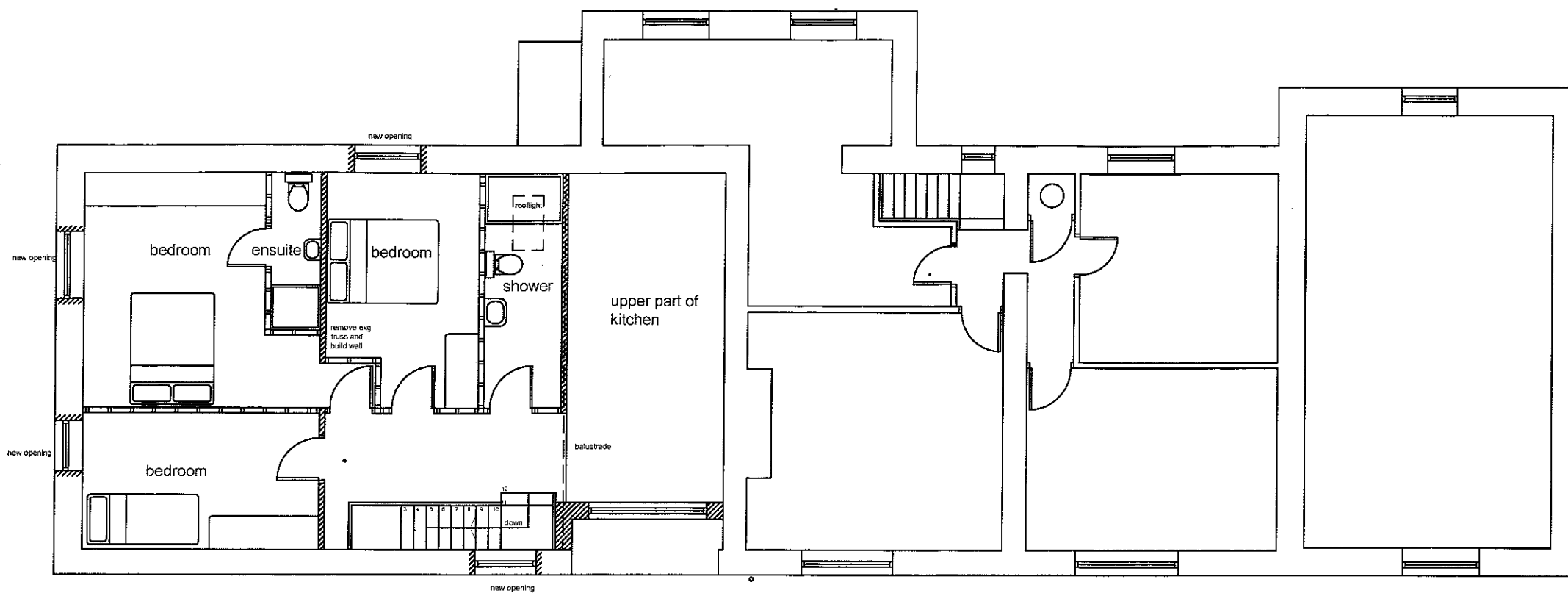
Client
Mr. & Mrs. J. Hayes

Scale
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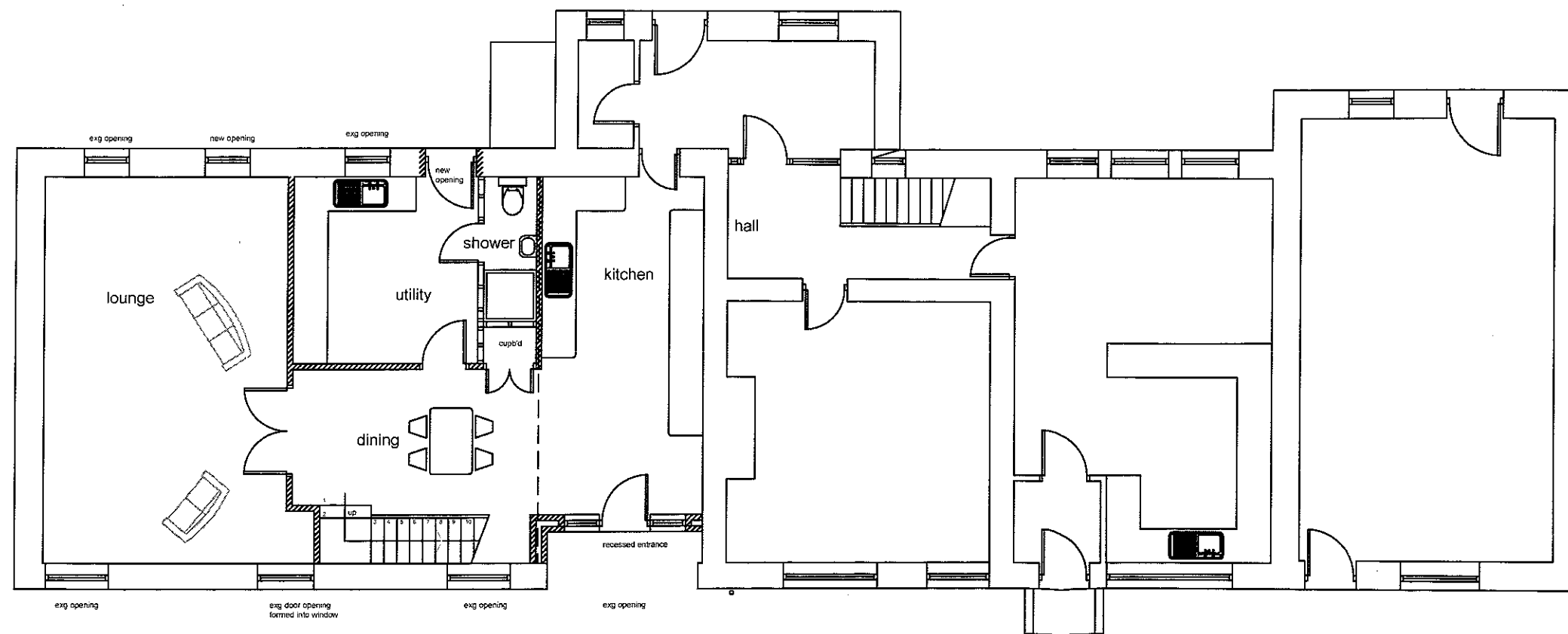
Date
July '12

Drawn
CW

Drawing Number
199/04



Proposed First Floor Plan



Proposed Ground Floor Plan

320120960P

NCW Design Associates Ltd
44 Applecross Drive, Burnley,
Lancashire. BB10 4JP
(01282) 411328 or 07891 135784



Project
Proposed extension into adjoining
barn, Lower Warble Hey Farm,
Barker Lane, Mellor, BB2 7ED

Description
proposed layout,

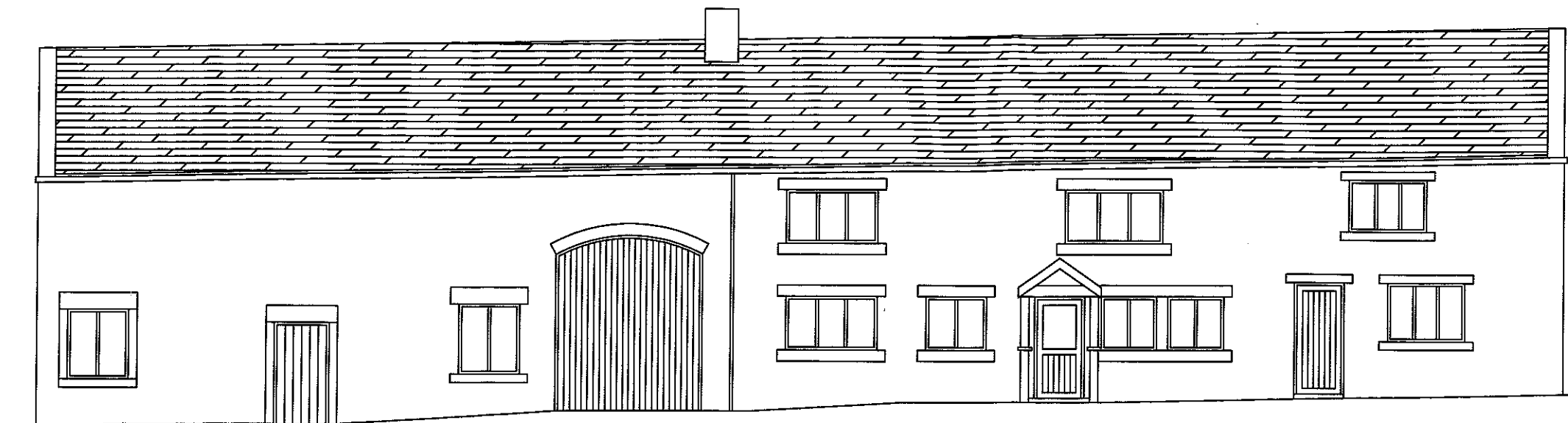
Client
Mr. & Mrs. J. Hayes

Scale
1:100

Date
May '12

Drawn
CW

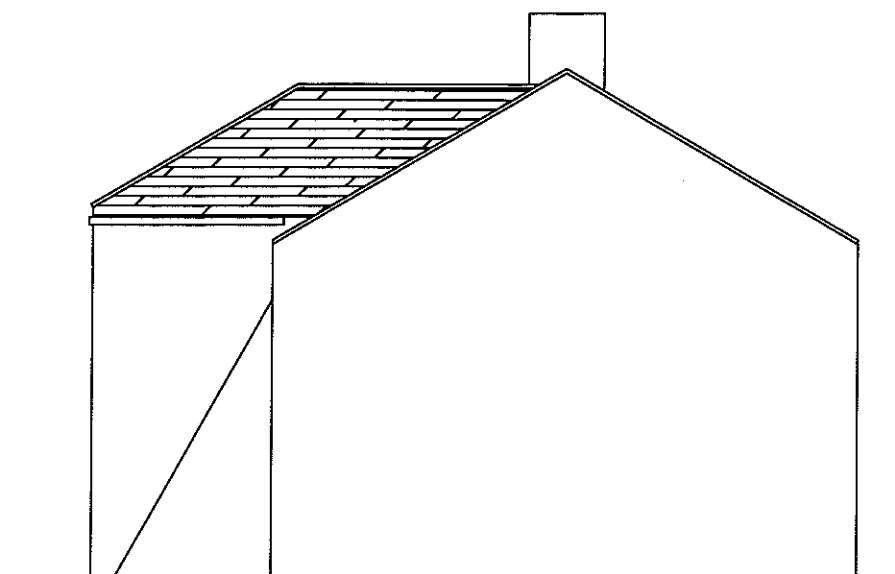
Drawing Number
199/03



Existing Front Elevation



Existing Rear Elevation



Existing Gable Elevation

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44 Applecross Drive, Burnley,
Lancashire. BB10 4JP
(01282) 411328 or 07891 135784



Project
**Proposed extension into adjoining
barn, Lower Warble Hey Farm,
Barker Lane, Mellor, BB2 7ED**

Description
Existing elevations,

Client
Mr. & Mrs. J. Hayes

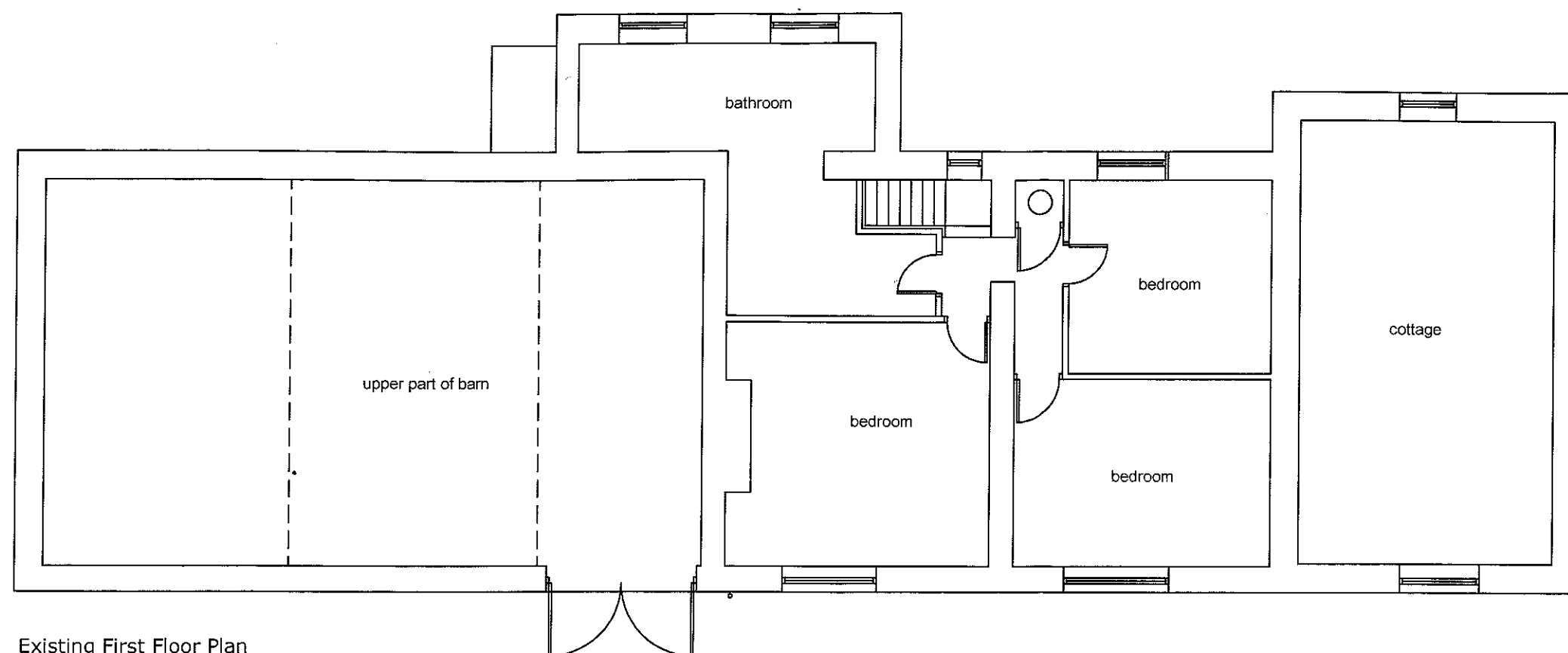
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Date
July '12

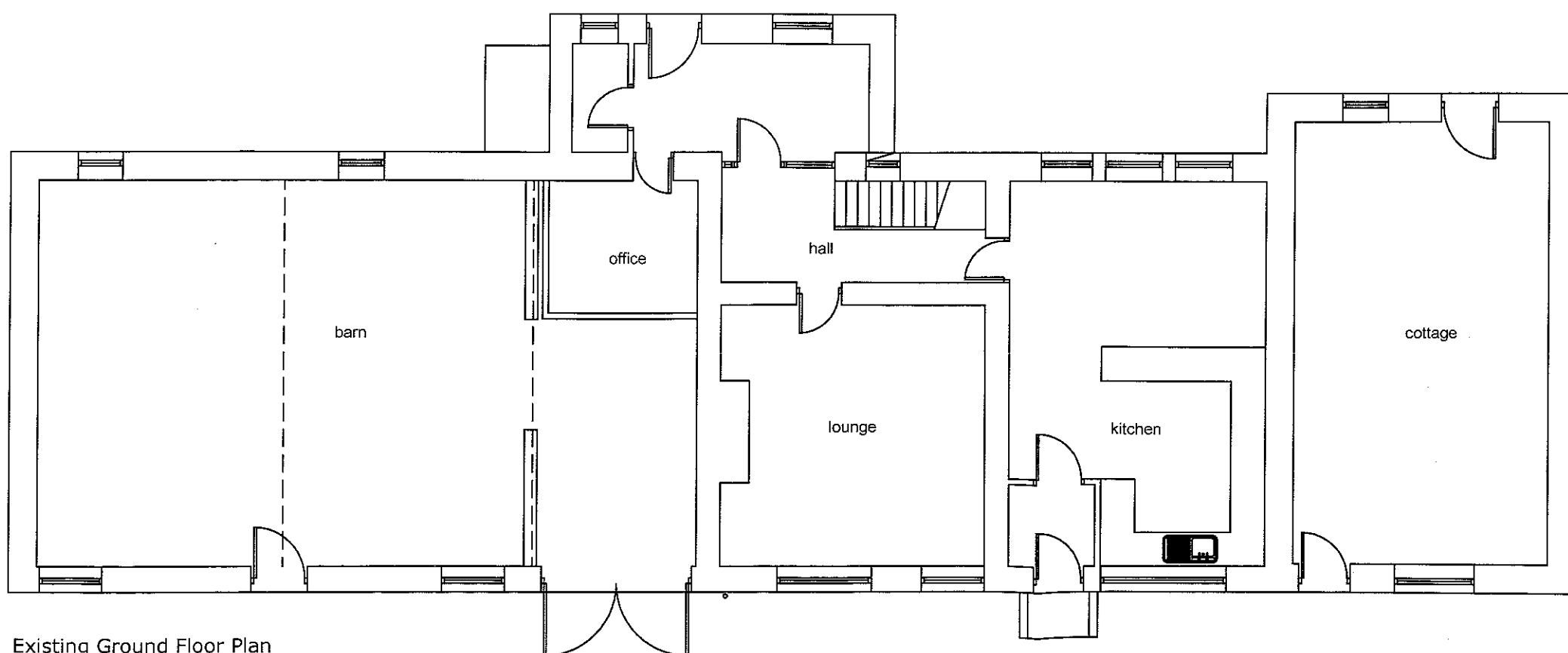
Drawn
CW

Drawing Number
199/02

320120960P



Existing First Floor Plan



Existing Ground Floor Plan

320120960P

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44 Applecross Drive, Burnley,
Lancashire. BB10 4JP
(01282) 411328 or 07891 135784



Project
Proposed extension into adjoining
barn, Lower Warble Hey Farm,
Barker Lane, Mellor, BB2 7ED

Description
Existing layout,

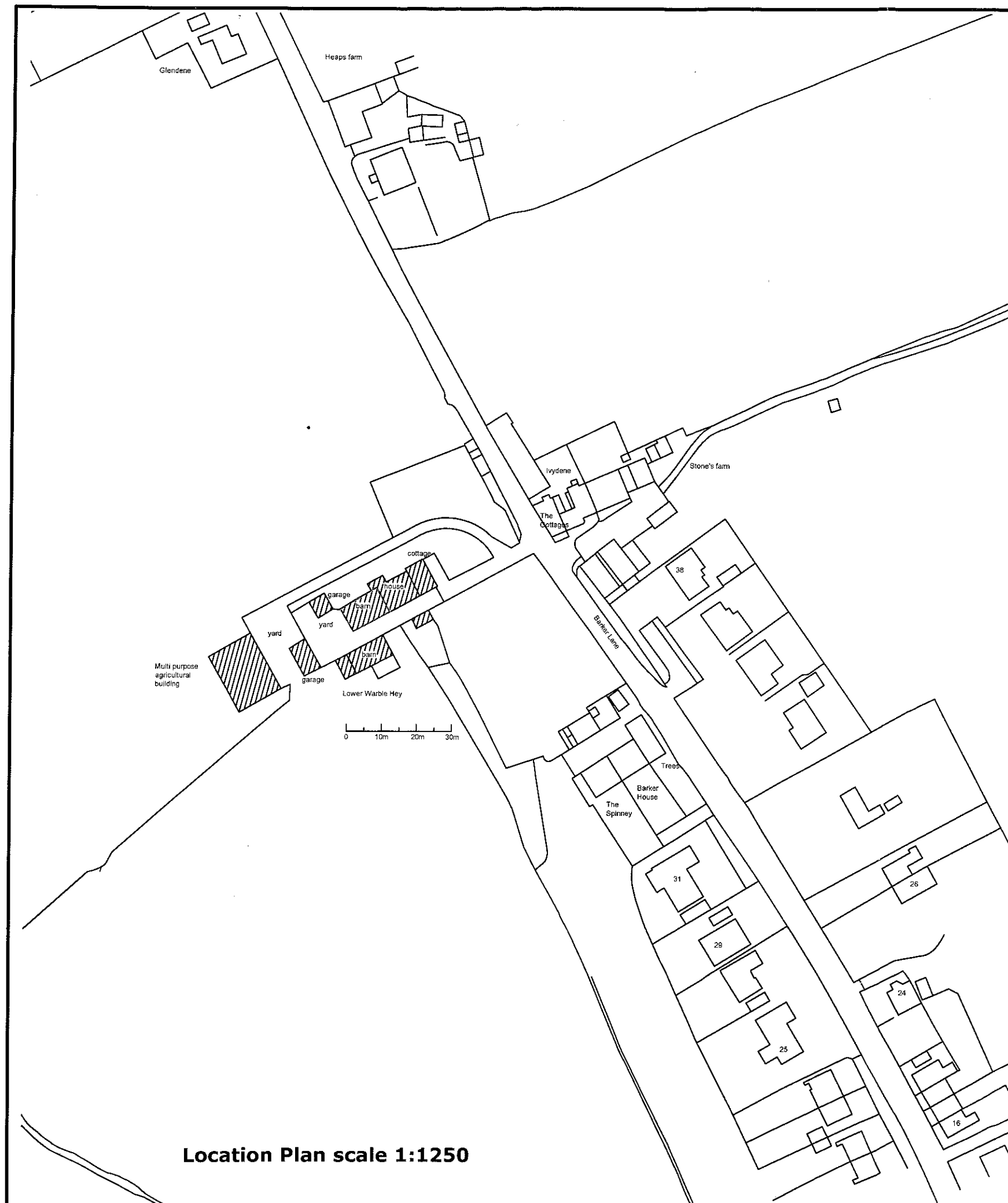
Client
Mr. & Mrs. J. Hayes

Scale
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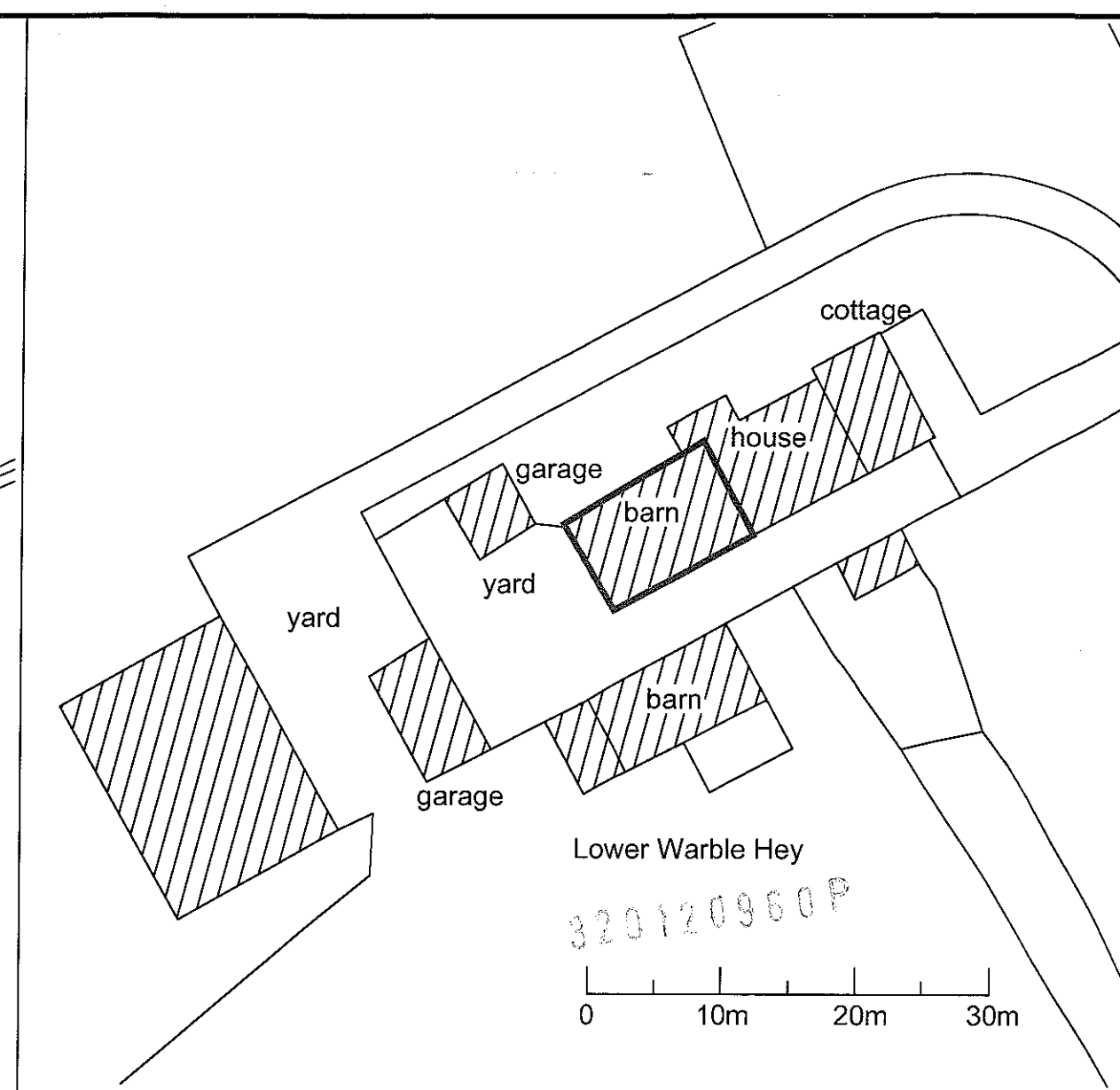
Date
April '12

Drawn
CW

Drawing Number
199/01



Location Plan scale 1:1250



Site Plan scale 1:500

North



NCW Design Associates Ltd
44 Applecross Drive, Burnley,
Lancashire. BB10 4JP
(01282) 411328 or 07891 135784



Project
Proposed extension into adjoining
barn, Lower Warble Hey Farm,
Barker Lane, Mellor, BB2 7ED

Description
Site and location plan,

Client
Mr. & Mrs. J. Hayes

Scale
1:500 & 1:1250

Date
July '12

Drawn
CW

Drawing Number
199/07