



RIBBLE VALLEY
BOROUGH COUNCIL

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

18 SEP 2012

FOR THE
ATTENTION OF

For office use only

Application No

Date received

Fee paid £

Receipt No:

320121072P

Application for listed building consent for alterations, extension or demolition of a listed building. Planning (Listed Buildings and Conservation Areas) 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: MESSRS First name: S+S
Last name: DOUGLAS
Company (optional):
Unit: House number: House suffix:
House name:
Address 1: C/O AGENT
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

2. Agent Name and Address

Title: MR First name: KELVIN JOHN
Last name: THOMAS
Company (optional): GARY HOGERTY ASSOCIATES
Unit: 6-8 House number: House suffix:
House name:
Address 1: CHURCH STREET
Address 2:
Address 3:
Town: CLITHEROE
County: LANCASHIRE
Country:
Postcode: BB7 2DG

3. Description of Proposed Work

Please describe the proposals to alter, extend or demolish the listed building(s):

PROPOSED CONVERSION OF BARNs AT CAUSEWAY FARM INTO THREE DWELLINGS TO INCLUDE CHANGE OF USE OF THE SMALL AREA TO THE SOUTH WEST OF THE BARNs (UNITS 2 + 3). THE AREA ADJACENT TO UNIT 2 TO ACCOMMODATE A NEW GARAGE AND A SMALL AMENITY AREA, WHILST THE AREA ADJACENT TO UNIT 3 WILL BE FOR CAR PARKING AND AMENITY USE.

3. Description of Proposed Work (continued)

Has the work already started without consent?

☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work been completed without consent?

☐ Yes ☒ No

If Yes, please state the date when the work 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:

Address 1: CAUSEWAY FARM

Address 2: LONGSIGHT ROAD

Address 3: OSBADESTON

Town: BLACKBURN

County: LANCASHIRE

Postcode (optional): BB2 7HX

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

Easting: Northing:

Description:

6. 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:

GRAEME MORPE

Reference:

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

Details of pre-application advice received?

BRIEF DISCUSSION HELD WITH THE WARD FOR THIS APPLICATION.

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

☐ Yes ☒ No

If Yes please describe and include the planning application reference number(s), if known:

Description	Reference number

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

If Yes, please provide details:

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

Please provide a description of existing and proposed materials and finishes to be used in the building (demolition excluded):

	Existing (where applicable)	Proposed	Net applicable	Don't Know
External walls	Stone work	to match	☐	☐
Roof covering	Stone slates over smaller building Asbestos sheets over larger barn	all Welsh slates	☐	☐
Chimney	N/A	N/A	☐	☐
Windows	Timber / steel	Timber	☐	☐
External doors	Timber / steel	Timber	☐	☐
Ceilings	Timber	p. board	☐	☐
Internal walls	brick, stone	as existing - p'boarded	☐	☐
Floors	rough - masonry	new set concrete	☐	☐
Internal doors	timber	Timber	☐	☐
Rainwater goods	N/A	RAL Black Aluminium	☐	☐
Boundary treatments (e.g. fences, walls)	Stock proof fencing	Stock proof fencing	☐	☐
Vehicle access and hard standing	Rough ground / concrete	Stone setts or Pebbling	☐	☐
Lighting	N/A	N/A	☐	☐
Others (add description)			☐	☐

Are you supplying additional information on submitted drawings or plans?

☒ Yes☐ No

If Yes, please state plan(s)/drawing(s) references:

DESIGN AND ACCESS/HERITAGE STATEMENT x 3.

PLANNING STATEMENT x 3.

DRAWING REFERENCES: POH/091/1068/01 B. - 02 B - 03 B - 04 B inc.

10. Demolition

Does the proposal include the partial or total demolition of a listed building?

☐ Yes ☒ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building: ☐ Yes ☐ No

b) Demolition of a building within the curtilage of the listed building: ☐ Yes ☐ No

c) Demolition of a part of the listed building: ☐ Yes ☐ No

If the answer to c) is Yes:

i) What is the total volume of the listed building?(cubic metres)

ii) What is the volume of the part to be demolished?(cubic metres)

iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish:

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

11. Listed Building Alterations

Do the proposed works include alterations to a listed building?

☐ Yes ☒ No

If Yes, do the proposed works include: (you must answer each of the questions)

a) Works to the interior of the building? ☐ Yes ☐ No

b) Works to the exterior of the building? ☐ Yes ☐ No

c) Works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☐ Yes ☐ No

d) Stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ☐ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings, photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support and state references for the plan(s)/drawing(s):

no work to the listed building itself (farmhouse) however work is proposed near to it. A old oil tank is to be removed between the farmhouse and the Barn scheduled for conversion as is a low random rubble wall that isn't connected to the farmhouse building or the barn.

12. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic Interest? (Note: only one box must be ticked)

Grade I ☐

Ecclesiastical Grade I ☐

Grade II* ☐

Ecclesiastical Grade II* ☐

Grade II ☐

Ecclesiastical Grade II ☐

Don't know ☒

13. Immunity From Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes ☒ No ☐ Don't know

If Yes, please provide the result of the application:

14. Certificates

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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:

K J Mowbray for GHA Ltd.

17/9/2012

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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:

14. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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:

15. 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 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 a plan which identifies the land to which the application relates and drawn to an identified scale and showing the direction of North:



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



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



16. 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):

K J Thomas for GHA Ltd.

17/9/2012

(date cannot be pre-application)

17. Applicant Contact Details

Telephone numbers

Via Agent

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

18. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

01200

442301

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

01200

442976

Email address (optional):

k.john.thomas@ghaonline.co.uk

19. 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:

320121072P

HERITAGE STATEMENT

**IN RESPECT OF A PLANNING APPLICATION FOR THE
CONVERSION OF REDUNDANT AGRICULTURAL BUILDINGS
INTO THREE DWELLINGS**

AT

**CAUSEWAY FARM, LONGSIGHT ROAD, OSBALDESTON,
BLACKBURN, BB2 7HX**

FOR AND ON BEHALF OF:

MESSRS S & S DOUGLAS

Prepared by: K J Thomas
Our Client: Messrs S & S Douglas
Our Ref: Dou/091/1068/OH
Date: September 2012

Issue 2. 19/9/12

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1.0 PLANNING POLICY CONTEXT.

- 1.1** Causeway Farm (the application site) is located to the Northern side of the A59 trunk road approximately 250m South West of a main road junction at the Bay Horse, in Osbaldeston. The buildings which are to be converted are located at the end of an existing farm track approximately 65 metres off Longsight Road A59.

The group of buildings consist of a farmhouse, a main old stone barn that had a number of uses but which is now redundant, a former midden and attached former stabling / stalls facility.

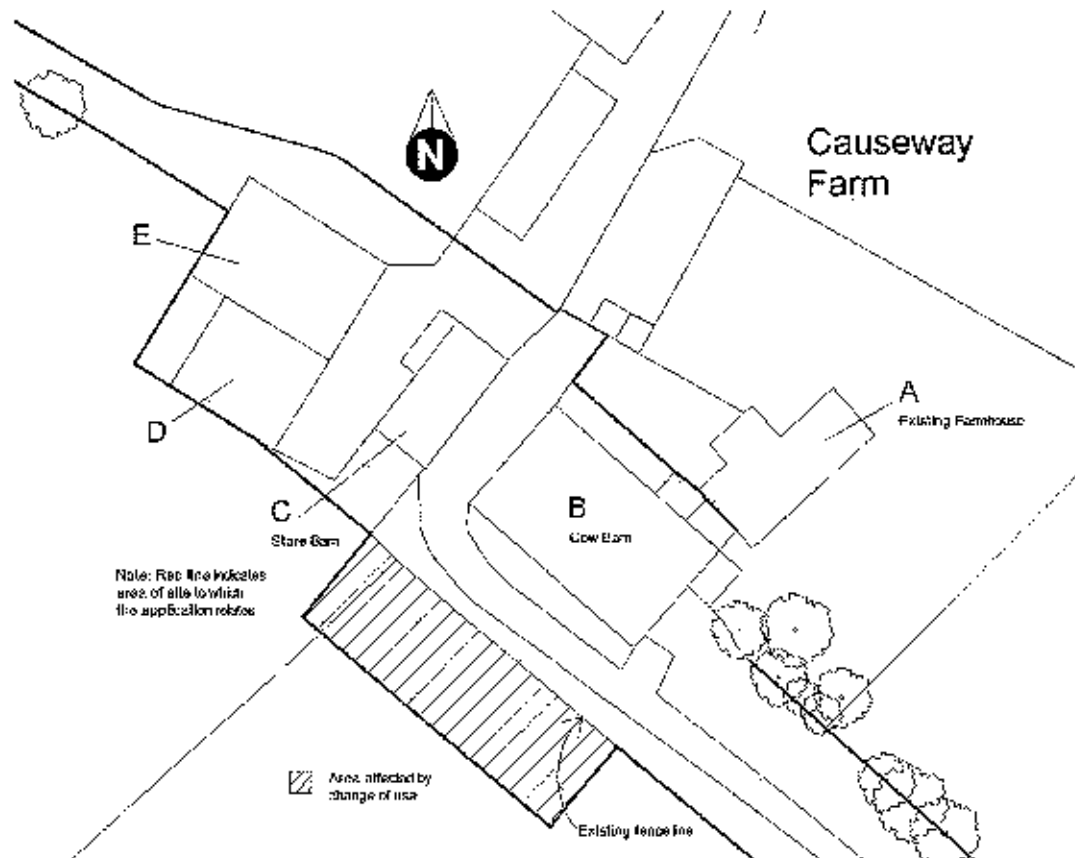
Causeway Farm was until recently occupied by a tenant under a long term secure tenancy. However the buildings at the farm have not been used for agricultural purposes for many years and are redundant. It should be noted that the old farmhouse is listed and that the barns are in the near proximity of the farmhouses. No alterations are proposed to the farmhouse.

- 1.2** Whilst there have been a number of planning applications, there is no planning history which is relevant to this particular planning application. It should be noted however that a previous planning application for a new track connecting Higher Commons Lane to the farm complex gained approval on 28th October 2005 planning ref: 3/2005/0748. This track is not complete but work to construct it started within the designated time limits for the commencement of the 'build'. We have been informed by the applicant that the sub-base material has been laid previously along its designated route. Albeit that it is overgrown in places due to it not being completed. Completion of this track will take place as conversion work takes place if this application is successful.

2.0 ASSESSMENT OF HERITAGE ASSET.

- 2.1** The application site is situated in open countryside and is rural in nature. The A59 trunk road is about 70m away to the south of the property. The site comprises certain traditional buildings (see layout plan **Image 01**), which the application proposes to convert to provide three dwellings. A number of other dilapidated buildings will be demolished. The farmhouse building (building A) is unaffected by the proposed conversion of the adjacent barn (building B) and former stable building (building C). The farmhouse is a detached structure and is not physically connected to any of the buildings that are proposed for conversion.

Image 01. Layout of Site. NTS.



- 2.2 Building B is a former barn / cowshed. There are stalls forming a longitudinal feeding passage within the south west section of the building and a manure passage along the south western wall. To the Northern area of the ground floor are two smaller cell like rooms. These could have been used as a dairy processing area for a short period of time, being adjacent to the main feeding area where stalls could have been for milking purposes. The north eastern area of the barn would have housed some cattle under a small first floor area, together with storage for hay and feed for the cattle. Hay / fodder would have also been stored above the small first floor area as bedding or as feed for cattle. There is a large barn door opening facing the yard area to the north east elevation of the barn. The building has an asbestos cement roof finish over a traditional trussed timber roof.
- 2.3 Building C is divided into sections. The building is accessed from both its upper level (South East Elevation) and the lower level (North West Elevation). There is approximately a metre difference in the established floor levels. The

upper level entrances on the RHS afford access to former storage areas. The lower area was either used as a cart shed or more likely as a sheltered midden, accessible for depositing manure through its opening on the LHS of the upper level.

- 2.4 Buildings D and C are open framed buildings and are not in good condition both buildings are scheduled for demolition as a part of this proposal.

Image 02. Low boundary wall to RHS now undisturbed by proposal. South East Facing Gable. Barn B.



Image 03. Openings in wall of large barn facing North East. Note the oil tank will be removed. The large barn door opening will still be defined when windows are inserted to serve the ground floor. Barn B.



The bigger opening above has large quoin stones at jamb locations. These are being retained in situ.

There is an area at first floor level above the main feeding passage and this is accessed from a externally cantilevered stone steps to the northern gable of the barn. *See Image 04.*

Image 04. Showing the a part of the cantilevered stone treads and external access to former hay loft. Barn B.



Image 05. This shows that the farmhouse on the RHS and Building B the barn on the LHS are not connected. The oil tank which is visible above the random rubble wall is to be removed as is the wall. This view looks at the buildings from the South East.

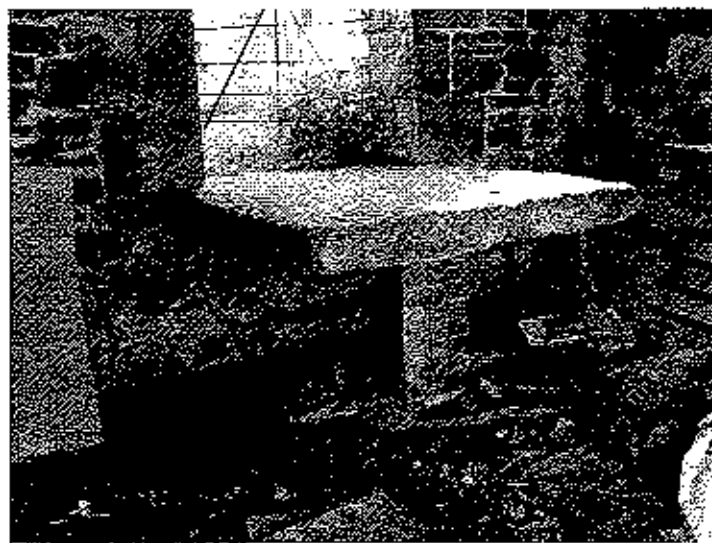


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Image 06. Building C, as viewed from the Northwest. The opening on the RHS was a midden area or cart shed. See image 07 for an internal view of this space.



Image 07. Building C internal space showing tipping or loading platform stone. If space was a midden or cart shed. Note that the ground level is approximately 1m higher on South Eastern side of building.



3.0 IMPACT ON HERITAGE ASSET.

31. The historical fabric of each asset will remain and be largely unaffected by the proposals. Building B is scheduled to be developed to create two separate dwellings both three bedroom properties. Building C is scheduled to become a single one bedroom dwelling.
- 3.2 There is a requirement to protect the external steps on the barn in terms of compliance with the building regulations. The intention here is to provide simple but compliant timber handrails and balustrading. This will clearly affect the appearance of the external steps but health and safety issues where families may reside would dictate the need for such treatment.
- 3.3 Wherever, openings in the fabric exist, evidence of the position of the opening will remain even if it is intended to alter the position of the opening. Please see the proposed South East facing elevation of the main barn as an example of this situation.
- 3.4 First floor constructions will be carefully removed from the large barn. New intermediate floors will be provided so that internal layouts can be created as per the plans. The existing ground floor construction of the barn varies with respect of levels (e.g. floors within feeding passage) and these will be removed to allow for the installation of an insulated reinforced concrete slab to be installed. The slab will be provided with movement joints and it will have insulation along its edges that abut walls. It will not undermine any existing walls and it should be designed to ensure that no lateral loadings are distributed to any existing wall.
- 3.5 Open framed buildings D and E are to be demolished these are not considered to be part of the heritage asset. Naturally a statement of their intended fate is required here.
- 3.6 The relatively modest insertion of roof-lights within the larger building is necessary to create some natural light through conventional methods to areas of the upper floor. It is felt that they do not compromise the character of the farm complex.

4.0 SUMMARY AND CONCLUSIONS

- 4.1 The only buildings scheduled to be removed are old framed buildings that are not in good condition and are no longer used on the site. Also they are not a part of any heritage asset.
- 4.2 The proposed conversions will respect the existing character of the buildings and will enhance the visual appearance of the building B by replacing the existing asbestos cement roof sheeting with a blue slate roof. All materials to be used in the development have been carefully chosen to retain the

character of the existing buildings and to enhance the immediate area. There will be no increase in the footprint of the existing buildings for residential accommodation but the proposal does include the construction of new garages but these will occupy a smaller footprint than the dilapidated more modern buildings that will be demolished.

- 4.3 Existing openings in the buildings are respected in terms of their location and size. Only one window is scheduled for slight repositioning in the barn building B and even then its former position will be defined and apparent so that a historical appreciation of the change can be appreciated in the future. Other new openings are clearly marked on plans and elevations that form a part of the application documents. New openings have been kept to a minimum to facilitate the successful conversion of the buildings.
- 4.4 The conversion of the buildings provides an opportunity for the fabric to be repaired and preserved. The character of the buildings and the setting of the buildings are enhanced and protected. Proportions of new proposed openings are considered to be in keeping and appropriate. In terms of respecting the size and frequency of similar openings they are thought to fit in with the development. The impact on the fabric does not unduly affect the character of the farm complex.
- 4.5 The farmhouse although listed is not the subject of this application in that there are no alterations at all proposed to the farmhouse building. The boundary wall to the farmhouse to the south west of the property is completely undisturbed and unaltered. This has been done in response to earlier concerns expressed by the planning officers who are charged with determining the application.

Signed.....*K.J. Thomas*.....Date.....*20 Sept 2012*..
K J Thomas
(For and on behalf of Gary Hoerty Associates)

DESIGN AND ACCESS STATEMENT
IN RESPECT OF A PLANNING APPLICATION
FOR THE PROPOSED CONVERSION OF
REDUNDANT AGRICULTURAL BARNs INTO
THREE DWELLINGS

AT

CAUSEWAY FARM, LONGSIGHT ROAD,
OSBALDESTON, BLACKBURN, BB2 7HX

320121072P

Prepared by: Jennifer Hindle
Our Client: Messrs S & S Douglas
Our Ref: Dou/091/1068/OH
Date: September 2010

Issue 3. Sept 2012.

1. Use

- 1.1 The barns at Causeway Farm are redundant agricultural buildings. It is our client's intention to convert the larger barn into two three bedroom dwellings and the smaller barn into a one bedroom dwelling. Although adjacent to the site of a listed farmhouse building it is confirmed that no work is proposed to the farmhouse itself. A listed building application is deposited as a part of the application on the advice of the planning authority.

2. Amount

- 2.1 The existing gross internal floor area of the main barn is 227m². The proposed development will utilise the whole of the barn in order to create two separate dwellings and will see the creation of one detached double garage one to the south to the south westerly elevation. Car parking provision is made to service unit 3. The total amount of gross internal floor space proposed following conversion of the main barn will be 454m², together with the addition of 52.5m² which will be created by the detached double garage.
- 2.2 The existing ridge height of the main barn is 8.69m and the existing eaves height is 4.1m. The roof pitch is 36°. The existing ridge height, eaves height and roof pitch will remain unaltered by the proposed conversion.
- 2.3 The detached double garage will have a total floor area of 52.5m² and will have a ridge height of 5.1m and an eaves height of 3m. The roof pitch will be 30°.
- 2.4 The existing internal floor area of the smaller barn is 69m². The proposed development will utilise the whole of the barn and will see the creation of a single detached garage to the south westerly elevation. The total gross internal floor space proposed following conversion of the smaller barn will be 59m².
- 2.5 The existing ridge height of the smaller barn is 5.5m and the existing eaves height is 3.65m. The roof pitch is 29°. The existing ridge height, eaves height and roof pitch will remain unaltered by the proposed conversion.
- 2.6 The single detached garage will have a total floor area of 22.8m², a ridge height of 3.6m and an eaves height of 2.5m. The roof pitch will be 32°.
- 2.7 In the smaller barn (Unit 1), the ground floor accommodation will comprise an open dining and living room with kitchen area, a utility room and a double bedroom with an en-suite bathroom. There will be a garden area to the front of this dwelling which will be set within a stone retaining wall.
- 2.8 In the main barn (Unit 2), the ground floor accommodation will comprise of a cloak room; utility room; study; open plan kitchen/dining/lounge area and a living room and the first floor accommodation will comprise of two double bedrooms each with en-suite bathrooms and a master bedroom with storage area/wardrobe and separate en-suite bathroom.

- 2.9 In the main barn (Unit 3), the ground floor accommodation in the adjoining dwelling will comprise of an open plan dining/lounge area; WC; utility/larder room; kitchen; study and living area and the first floor accommodation will comprise of three double bedrooms each with en-suite facilities.
- 2.10 The conversion of the traditional buildings to dwellings will see the removal of two dilapidated redundant agricultural buildings, which are located to the north west of the single storey building. These two buildings measure 10m x 12m and 10.5m x 15.5m and although the creation of garages will provide new buildings these will occupy a much smaller area than the buildings which are to be demolished.
- 2.10 We feel that the amount of development that is proposed is acceptable and appropriate for the intended use of the barns as dwellings.

3. Layout

- 3.1 The proposed layout has been influenced by the existing layout and fenestration of the barns and the need to provide barn conversions which respect the character of the original buildings.
- 3.2 The exact layout of the proposed accommodation can be seen on the plans submitted with this planning application and we feel that the proposed layout has made the most efficient use of the space available and the existing openings.

4. Scale

- 4.1 We feel that the scale of the proposed development is adequate in relation to the existing buildings. The proposed development will utilise the existing footprints of the barns whilst also creating individual detached garages for each proposed dwelling. The creation of new garages will result in less built form than the existing agricultural buildings which will be demolished.

5. Landscaping

- 5.2 Each of the proposed dwellings will have an area of garden and these will be enclosed by new boundary fences (stock-proof fencing as appropriate). We do not consider that any landscaping is required to screen the development as for the most part it makes use of existing buildings.

6. Appearance

- 6.1 The proposed materials have been carefully chosen to protect and enhance the existing character of the barns.

- 6.2 The proposed barn conversions will see the retention of the existing random stone walls with stone quoins to the corners and will replace the existing asbestos/cement fibre roof sheeting with a blue slate roof to Units 2 and 3 (the larger barn) and the use of a slate roof to Unit 1 (to match the larger barn). The windows will be timber framed and set within stone surrounds and the doors will be timber, stained brown and set within stone surrounds. The cart door on the main barn will be in-filled with a timber casement. There will be a number of proposed conservation velux roof lights on both the main barn and the smaller barn in order to provide an adequate amount of daylight within the proposed dwellings. It is proposed to create a number of new window openings within both barns and the exact location of these can be seen on the plans submitted with this planning application.
- 6.3 The proposed garages will utilise materials which will match those of the existing barns: the walls will be constructed with a random stone facing with stone quoins to the corners, the roofs will be clad in slate and there will be timber up and over garage doors set within stone surrounds.
- 6.4 The materials have been carefully chosen to protect and enhance the existing character of the barns and to ensure that the proposed development remains aesthetically pleasing to the surrounding area.

7. Access

- 7.1 The proposed development will make use of an approved access road off Higher Commons Lane as well as the existing access off Longsight Road.
- 8.0 General Note.
- 8.1 The buildings are close to a listed farmhouse building. The farmhouse is not scheduled to be altered in anyway as a part of this application.

Signed.....*J. Hindle*.....Date...20/07/12.....
Jennifer Hindle BA (Hons)
 (For and on behalf of Gary Hoerty Associates)

earthworks environmental design

9 Poorsland Barn, Slaidburn, Clitheroe, Lancashire. BB7 3AE
01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

FAO: Gary Hoerty

Gary Hoerty Associates
34 Wellgate
Clitheroe
Lancashire
BB7 2DP

320121072P

6 September 2010

Ref: B 830

Dear Mr Hoerty

Protected Species survey (bats, barn owls) at: Causeway Farm, Longsight Road, Osbaldeston, BB2 7HX

You have requested an inspection of the above named property on behalf of Messrs S and S Douglas to undertake a bat and barn owl inspection as a condition of an application to Ribble Valley Borough Council for the proposed change of use from an existing agricultural barn and outbuilding into dwellings.

The existing property is shown in figures 1 to 9 of the report.

A scoping survey and daylight site inspection (bats and barn owls) was carried out on Tuesday 24 August.

There is **no evidence** of roosting activity by barn owls at this site.

There is **limited evidence** of bat roosting activity at the site

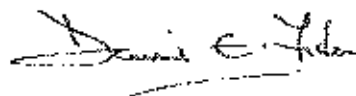
In summary, the **overall conservation significance of this building for bats is low** as defined by Natural England – Bat Mitigation Guidelines, 2004, A.J. Mitchell-Jones; the barn is likely to be used only occasionally (and seasonally) for night perching and roosting by solitary bats; there is a low to moderate risk of disturbing roosting or resting bats at this site during major structural or re-roofing operations.

The optimum period for carrying out building works (including all re-roofing operations) when bats are least likely to be disturbed is during March and April and between September and November (see Mitigation Plan).

I also attach further information regarding protected species and the planning process and bat legislation at the end of the following report.

Please note, I do not supply a copy of the report to the local authority, therefore it is your responsibility to forward a copy to Ribble Valley Borough Council in support of the planning application.

Yours sincerely



David Fisher

Survey methodology

The surveys were carried out by David Fisher - EED (Natural England licence No: 20093056, Conservation, Science and Education). An initial scoping visit and daylight inspection of the property was made on Tuesday 24 August 2010 between 10.00 and 12.00. The weather at the time of the survey was mild and dry (temp: 15°C) with high cloud (cover 7/8 octas) and fresh SW wind providing good survey conditions.

The survey was undertaken during the optimal survey period for both nesting birds and breeding bats.

The aim of a bat/barn owl survey is to make an assessment of the potential value of the site for European Protected Species and to establish whether bats (chiroptera) or barn owls (*Tyto alba*) have been active within the property that will be affected by the proposed building operations.

The initial scoping survey and site inspection included external and internal assessments of the building.

A desk study including data search has been undertaken to support the survey findings. The local data search has shown no records for this particular site, although breeding common pipistrelle bats have been recorded within 0.75km of the site.

The survey methodology follows the monitoring guidelines recommended by the Bat Conservation Trust (BCT – *Bat Surveys, Good Practice Guidelines*, 2007), Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines*, 2004) and *Survey and Monitoring Methods*, (*Bat Worker's Manual*, JNCC, 2004). Barn owl guidelines are those recommended by Natural England, *Barn Owls on Site – A guide for developers and planners*, March 2002.

Non-intrusive survey methods were used to assess the use of the property by bats and barn owls. The search was made using high-powered lamps (Clu-lite 1,000,000 candle power), close-focussing binoculars (Leica Trinovid) and digital camera (Kodak MD41) and 900mm flexible endoscope (ProVision 300) to view all likely areas of the buildings for the presence of bats, ie. droppings and urine and grease staining, feeding remains such as discarded moth and butterfly wings, and other insects fragments typically found in a feeding and resting area.

Recommended survey methods (Natural England/Barn Owl Trust) were used to assess the use of the building by barn owls and other nesting birds; normal search procedures include inspecting a site for evidence such as droppings, pellets, discarded prey items, feathers and nest debris.

Personnel

The survey was carried out by David Fisher (Earthworks Environmental Design) - an experienced consultant with 25 years experience of bat ecology and wildlife surveys and a Natural England licence holder since 1990; current NE licence No: 20103384, (Conservation, Science and Education).

Description of the property

The property comprises a large detached stone barn (figures 1 – 3) and a single storey outbuilding as shown in figures 7 and 8). The stone-built barn has been re-roofed with a modern cement/asbestos roof. The ground floor is divided lengthways into two separate areas: (1) a large volume void with wagon doors on the NE elevation and (2) a cubicle shed/dairy on the SE elevation with a timber loft above and two small rooms at the rear.

There is a further brick dividing wall to the loft (figure 4 and 5) enclosing an additional loft area at the NW gable apex with access to external steps on the gable end (figure 2).

The pitched cement/asbestos panelled roof is supported on timber purlins; the roof is un-lined and there is no roof void or cavity. There are two opaque skylights in the roof over the NE elevation.

The single storey out-building has a pitched stone slab roof; the building has two enclosed rooms (one rooms remained locked and could not be inspected), the roof is under drawn with tongue and groove woodwork; additionally there is an open barn at one end of the building with rafter and purlin roof construction; there is no roof lining or insulation (figure 9) in this area of the building. To the rear is a dilapidated lean-to structure with a mono-pitch corrugated metal roof and timber walls (figure 8).

EXISTING BUILDING – IMAGES 1 – 9



Fig 1:



Fig 2:



Fig 3:

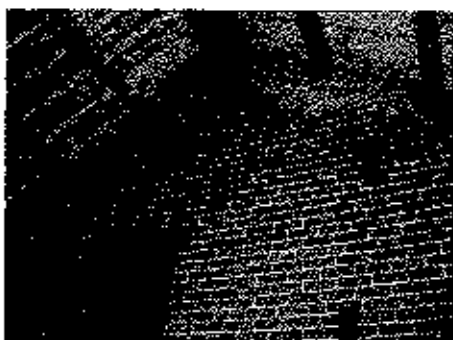


Fig 4:



Fig 5:

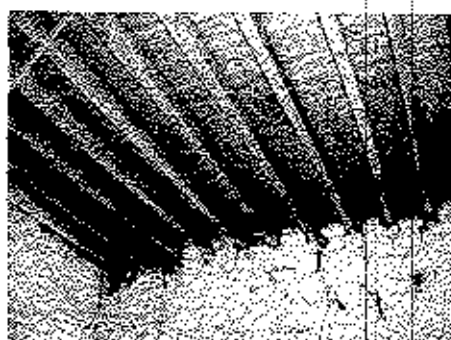


Fig 6:



Fig 7:



Fig 8:

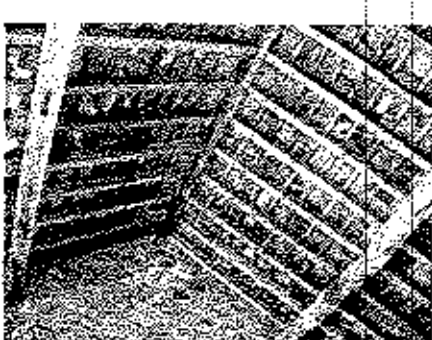


Fig 9:

Location and habitat description

The property is located at NGR: SD 644316 at an elevation of approximately 100m. The buildings are located at Causeway Farm in a rural location just north of the A59 (Longsight Road) at Osbaldeston. The site is adjacent to open fields with traditional broadleaved hedgerows and small copses. Although there are no extensive woodlands adjacent to the site, the area is relatively well-wooded providing moderate value bat feeding, foraging and commuting habitat; the area around the farm provides sub-optimal feeding and foraging habitat.

The nearest riparian woodland is at Mellor Brook approximately 0.5km west of the site.

Proposed alterations to the building

It is understood the proposed development requires the conversion of the existing agricultural barn and single storey building for residential use.

(Drawing reference: GHA project No. Dou//091/1068/01 – dated 23.07.10)

Constraints

Determining absence of bats at a property of this scale and construction-type is significantly more difficult than establishing their presence; solitary crevice-roosting bat species (eg. pipistrelles, myotis species and long-eared bats) do occasionally remain unseen, particularly deep within above high walls and beneath roofing materials; precautionary mitigation is required to ensure that major structural work and re-roofing operations are carried out at the appropriate time of year when bats are least likely to be present.

Bat records obtained during the data trawl are likely to be indicative of species found within the area. Any absence of records however, does not imply that bat species are not present within the recording area. Some of the NBN records are based on historical datasets and may not accurately represent existing species distributions.

NBN records for this area are likely to be under recorded.

In the interests of health and safety, some of the roof areas and upper walls were examined from ground level using high quality binoculars and digital camera.

Inspection of the upper hayloft void within the barn was possible using a 3.5m ladder.

There was no access to a single room at the NE end of the single storey out-building (Figure 7).

Data search

NBN (10km squares SD63 and SD73) uses mammal datasets (*Terrestrial mammals – Chiroptera*) provided by the Bat Conservation Trust (*National Bat Monitoring Programme – Colony Counts Survey and Daubenton's Bat Waterway Survey*), Natural England's Bat Sites Inventory for England, Mammal Records for Britain (Mammal Atlas 1993 with additions), and some local and regional biological record centres.

A data search on the NBN website indicates that five species of bats have been recorded within the 10km squares SD63 and SD73, these are: common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*P. pygmaeus*) whiskered bat / brandt's bat (*Myotis mystacinus / brandtii*), daubenton's bat (*Myotis daubentonii*) and long-eared bat (*Plecotus auritus*). These species are regularly recorded within the district and throughout the region where suitable feeding and foraging habitat exists.

There are no specific records for bat activity at this location.

Survey results

There is only slight evidence of bat activity within the main barn. Two small tortoiseshell butterfly wings were found within the cubicle shed on the ground floor of the building. Discarded insect wings normally indicate feeding and perching activity by a plecoid or myotid species. In the absence of accumulations of wings and bat droppings within the building, it is likely there is only very occasional or sporadic access by isolated bats. There is no evidence of regular or significant feeding or perching by bats within the any of the other buildings.

All areas of the main barn and all accessible outbuildings were inspected for indicative signs of bat activity; none were found.

There is no evidence of barn owl activity at this site.

Nesting barn swallows are present within the lean-to shed at the rear of the single storey building (Fig. 8)

The presence of only two discarded insect wings on the ground floor of the main barn is indicative of very irregular or occasional night perching activity by a solitary long-eared bat (*Plecotus auritus*) or myotis bat.

There are no bat droppings or accumulations of feeding prey within any of the other buildings.

The overall value of the habitat features for feeding and foraging bats within the immediate landscape is low although mature broadleaved trees and hedgerows in the vicinity are likely to provide some local feeding, foraging and commuting habitat for bats. (*Guidance for assessing the value of habitat features – Bat Surveys, Good Practice Guidelines, p21 – BCT 2007*).

The potential of these buildings to support maternity roosts or hibernation roosts is relatively low; specific reference to the Bat Mitigation Guidelines (BMG) outlines the presence of feeding perches of common/rarer species of bats and the presence of small numbers of common species as low conservation significance.

(*Guidelines for proportionate mitigation, BMG, Figure 4, page 39*)

The **scale of impact** of the development at site level on local bat populations is likely to be relatively low - requiring precautionary mitigation measures as summarised in the Mitigation Plan.

Project managers and building contractors should be aware that bats may occasionally roost and perch within the property and therefore mitigation measures must be in place before any building work begins.

Bat roosts are fully protected regardless of whether bats are present at the time. The destruction of a bat roost is an absolute offence under the Conservation (Natural Habitats &c.) (Amendment) Regulations 2007.

The onus lies with the applicant to satisfy himself that no offence will be committed if the development goes ahead. It is a legal requirement that procedures are in place to mitigate for the potential impact on bats and to ensure there is 'no adverse effect on the favourable conservation status of a bat population' before, during and after the building alterations have been undertaken.

Summary

The proposed building alterations/barn conversions are **unlikely to cause significant disturbance** to roosting bats or result in the loss of a nursery bat roost, resting place or hibernaculum or cause injury or death of a European Protected Species – Bats.

The mitigation plan (below) provides **timing constraints as a precautionary measure** to reduce or remove the likely impact of the development on roosting and torpid bats. NB, accidental exposure of bats during re-roofing operations can sometimes result in costly delays to a work schedule.

There is no risk of disturbance to barn owls at this property.

Birds and their nests (swallows) must not be disturbed during the nesting season (May to September).

Further survey effort to determine bat emergence and roosting activity is not recommended at this site.

Impacts and Mitigation

The Bat Mitigation Guidelines¹ defines mitigation and compensation as "...measures to protect the bat population from damaging activities and reduce or remove the impact of development". Mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species or damage to a bat roost. Compensation for the loss of a breeding or resting place is normally required where there is clear evidence of bat activity; this often takes the form of roost creation, restoration or enhancement. Bat-friendly design-adaptations (Natural England) are included in the following report.

¹ Bat Mitigation Guidelines – (Bat Conservation Trust / Natural England, 200)

MITIGATION PLAN (BATS):

ACTION:	METHOD:	TIMING:
1. Re-roofing and renovation.	Natural England always advises developers to undertake essential roof work during the spring and autumn periods when food and alternative roost sites are available to displaced bats. Roofing work should avoid the critical months of May, June, July and August when bats are giving birth and caring for their young; developers should also avoid roofing operations during the coldest winter months (December, January and February) when bats are normally hibernating or torpid and therefore unable to find alternative roosting sites and food is unavailable.	Recommended roofing period: SEPTEMBER to NOVEMBER or MARCH and APRIL. AVOID: MAY, JUNE, JULY, AUGUST and DECEMBER, JANUARY AND FEBRUARY.
2. Accidental exposure of bats	In the unlikely event of bats being exposed or vulnerable to harm, all work in that area must stop immediately. Cover the exposed bats to reduce further risk of harm and seek further advice by calling the Bat Conservation Trust (BCT) helpline on 0845 1300 228. All contractors should be aware of their responsibilities to protected species. If accumulations of droppings are found during the removal of the old roof slates, stop work and seek advice before continuing work in this area.	Stop work immediately if bats are exposed or likely to be disturbed. High risk areas where bats are most frequently found include roof areas particularly under ridge and roof tiles, slates and roofing felt, cavity walls, coping stones and guttering/ box soffits or behind timber fascias, barge boards and claddings.
3. Avoid handling bats	Contractors should avoid handling bats but where there is no alternative, use gloves or a small container to move them to a dark and quiet area, preferably without causing them to fly in daylight	Awareness at all times.
4. Legal protection	Site contractors and project managers should be fully aware of the legal protection afforded all species of bat in the UK and procedures should be in place to mitigate for the potential impact on bats - see notes on 'Bats and the Law' in this report.	Awareness at all times.
5. Further advice	If you require further advice on bats during the proposed building operations or if you find an injured or resting bat, call BCT immediately; they will normally contact a qualified bat worker in the local area who will visit the site and provide further advice free of charge.	
6. Monitoring	Post-development monitoring is not required at this site.	

Wildlife legislation – Bats and the law

All bat species in the UK receive full protection under the Wildlife and Countryside Act 1981 (amended by the Environment Protection Act 1990). The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection. All species of bats are listed on Schedule 5 of the 1981 Act, which makes it an offence to:

- *intentionally kill, injure or take any wild bat.*
- *intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not.*
- *intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for shelter or protection.*

The protected status afforded to bats means planning authorities may require extra information (in the form of surveys, impact assessments and mitigation proposals) before determining planning applications for sites used by bats. Planning authorities may refuse planning permission solely on grounds of the predicted impact on protected species such as bats. Recent case law has underlined the importance of obtaining survey information prior to the determination of planning consent¹.

*"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by a development proposal, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."*²

All British bat species are included in Schedule 2 of the Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007, (also known as Habitats Regulations) which defines 'European Protected Species' (EPS).

¹ Bat Mitigation Guidelines, AJ Mitchell Jones, Joint Nature Conservation Committee, (2004) ISBN 1 86107 558 8

² Planning Policy Statement (PPS9) (2005), Biodiversity and Geological Conservation. ODPM.

Protected species (Bats) and the planning process¹

For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and, if necessary, to design mitigation and compensation. Similarly, adequate survey information must accompany an application for a Habitats Regulations licence (also known as a Mitigation Licence) required to ensure that a proposed development is able to proceed lawfully.

The term 'development' [used in these guidelines] includes all activities requiring consent under relevant planning legislation and / or demolition operations requiring building control approval under the Building Act 1984.

Natural England (Formerly English Nature) states that development in relation to bats "covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations".

¹ 2.2.3 - Planning for development, Bat Surveys, Good Practice Guidelines, BCT (2007). (Mitchell-Jones, 2004)

Other references and contacts:

Bats, development and planning in England, (Specialist support series) - Bat Conservation Trust, 15 Cloisters House, 8 Battersea Park Road, London, SW8 4BG, 0845 1300 228

Clarification of the legal duty of Local planning Authorities' to European Protected species: High Court Judgment June 2009: (Wooley v Cheshire east Borough Council) - Bat Conservation Trust.

Defra Circular 01/2005 (to accompany PPS 9) - Department for Environment, Food and Rural Affairs. www.defra.gov.uk

Natural England, 1 East Parade, Sheffield, S1 2ET, Enquiry Service: 0845 600 3078 enquiries@naturalengland.org.uk

National Planning Policy - PPS 9, Biodiversity and geological Conservation, ODPM Circular 06/2005