



**RIBBLE VALLEY
BOROUGH COUNCIL**

10 DEC 2012

For office use only

Application No. 320130029P

Date received

Fee paid £

Receipt No:

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**

Publication of applications on planning authority websites.

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

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:
County:
Country:
Postcode:

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

Country Code: National Number: Extension Number:

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

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:
County:
Country:
Postcode:

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

Country Code: National Number: Extension Number:

3. Description of the Proposal

Please describe the proposed development including any change of use:

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

Yes No

4. Site Address Details

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

Description:

House: Suffix:
House name:
Street address:

Town/City:
County:
Postcode:

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

Easting:
Northing:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

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

Details of the pre-application advice received:

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

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

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

8. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you? Yes No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

9. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

Corrugated sheet

Description of *proposed* materials and finishes:

Blue Slate

Windows - description:

Description of *existing* materials and finishes:

Painted timber

Description of *proposed* materials and finishes:

Painted timber

Doors - description:

Description of *existing* materials and finishes:

Painted timber

Description of *proposed* materials and finishes:

Painted timber

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:

Planning Design and Access Statement
Heritage Statement
PH/JD100 Proposed plan and elevations
PH/JD/200 Existing Plan and Elevations
PH/JD 300 Site plan
Location plan

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit

Other

Farm manure storage

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

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

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

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

13. Biodiversity and Geological Conservation

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

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

a) Protected and priority species

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

b) Designated sites, Important habitats or other biodiversity features

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

c) Features of geological conservation importance

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

14. Existing Use

Please describe the current use of the site:

agriculture

Is the site currently vacant? Yes No

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

agriculture

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

Does the proposal involve any of the following?

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

Land which is known to be contaminated? Yes No

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

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

15. Trees and Hedges

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

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

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

16. Trade Effluent

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

17. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

91.20

sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

 Yes No
23. Hazardous Substances

Is any hazardous waste involved in the proposal?

 Yes No
24. Site Visit

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

 Yes No

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

 The agent The applicant Other person
25. Certificates (Certificate A)**Certificate of Ownership - Certificate A****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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

Title:

Mrs

First name:

Judith

Surname:

Douglas

Person role:

Agent

Declaration date:

13/12/2012

 Declaration made
25. Certificates (Agricultural Land Declaration)**Agricultural Land Declaration****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

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

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

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Notice recipient		Date notice served
Name:	Sole Tenant	
Number:		
Street:		
Locality:		
Town:		
Postcode:		

Title:

Mrs

First Name:

Judith

Surname:

Douglas

Person role:

Agent

Declaration date:

13/12/2012

 Declaration Made
26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

 Date 13/12/2012

PLANNING DESIGN AND ACCESS STATEMENT IN SUPPORT OF A PLANNING APPLICATION TO REBUILD A COLLAPSED STONE BARN AT HESKETH END FARM JUDD HOLMES LANE, CHIPPING PR3 2TJ

1. SITE DESCRIPTION:

1.1 The collapsed barn stands within the farm yard group of buildings at Hesketh End Farm. The farmhouse Hesketh End is a grade I listed building and attached to it a grade II listed barn. Opposite this is an unlisted stone agricultural building and to the north of this group is the barn which it is proposed to rebuild; also unlisted. Beyond these building to the north west are further modern agricultural buildings. Hesketh End is set within an area designated as an Area of Outstanding Natural Beauty in the Ribble Valley Districtwide Local Plan approximately 2km south west of the village of Chipping.

1.2 The barn the subject of this application was in a poor structural condition. Its location adjacent to a public footpath gave immediate concern for public safety to the Council's Principle Building Control Officer Mr G Lawson. Mr Lawson required the owners of the building to make the building safe as an emergency by reducing the height of the walls. This work was carried out in September 2012.

2. PROPOSAL

2.1 This application is to reinstate the barn in the same position, size and height as before. The external appearance of the building would be very similar to the building that existed on the site previously but in construction terms the building would not be a complete copy. The interior of the building is proposed as a portal frame building, with the exterior clad in stone to match the coursing colour and texture of the pre-existing structure and with a blue slate roof. The building will continue to be used for agricultural purposes. This is considered to be more appropriate to the setting of the heritage assets than to replace the structure with a wholly modern farm building.

3. ASSESSMENT

3.1 National Planning Policy Framework

3.2 Adopted Ribble Valley Districtwide Local Plan
G1 Development Control

ENV1 Area of Outstanding Natural Beauty

ENV19 Development of listed buildings

- 3.3 Core Strategy 2008-2028 – A Local Plan for Ribble Valley Regulation 19 Consultation Draft. DMG1 General Considerations, EN5 Heritage Assets, DME4 Protecting Heritage Assets.

4. SITE HISTORY

- 4.1 3/2007/0246 Replace caravan with dwelling for farm worker supersedes approval of outline planning permission. Approved with conditions 14/05/07
- 4.2 3/2005/0470 Proposed livestock building 450sqm approved with conditions 12/07/2005
- 4.3 3/2004/1132 Outline. Replace caravan with dwelling for farm worker approved with conditions 20/10/06
- 4.4 3/2002/0963 Stationing of caravan for occupation by farm worker
- 4.5 3/2002 /009N Proposed 180m long road approved with conditions 16/08/2002
- 4.6 3/2002/0422 Outline. Erection of farm workers dwelling refused 12/09/2002
- 4.7 3/1999/0569 Proposed extension to existing stock building approved
- 4.8 3/1993/0118 Livestock buildings and slurry store
- 4.9 3/1991/0359 Erection of detached bungalow approved with conditions 31/07/91
- 4.10 3/1991/0730 Erection of dwelling house for occupation by a person employed in agriculture approved with conditions 28/03/1991

5. EVALUATION

- 5.1 The National Planning Policy Framework in paragraph 28 encourages the support of the sustainable growth and expansion of all types of business and enterprise in rural areas. At paragraph 131 it states local authorities in determining planning applications should take account of the desirability of sustaining and enhancing the significance of heritage assets.
- 5.2 The barn the subject of this application was in agricultural use and the proposal is to return the building to agricultural use after it has been rebuilt. There is no functional requirement for the building to be built out of stone and indeed a modern agricultural building constructed to replace the barn is likely to be less expensive to build. As the building is not listed planning consent is not required for its demolition.

However this building is set within the context of the farm yard grouping at Hesketh End and contributes to the setting of two listed building. In this case rebuilding the barn to closely resemble the appearance of the barn before the structural failure will enhance the setting of the listed buildings. A full justification for the rebuilding of the barn in this historic context is contained with the heritage statement.

- 5.3 The proposed building is set within the context of the farm group and is intended to replace the building to the same height width and length as before. The total loss of the building would have a negative impact on the AONB and the setting of the listed buildings so conversely the rebuilding will have a positive effect on the character of the AONB and will increase the significance of the setting of the listed buildings. There is no adverse impact on any neighbouring property

6. DESIGN

- 6.1 It is proposed to reinstate the barn to its former proportions and reattach it to the unaffected stone built stalls at the south east end of the building. The barn will have an overall footprint of 14.76m by 6.2m with eaves heath of 4.2m. The external materials are random rubble stone walls, timber doors and window with a blue slate roof
- 6.2 The submitted drawings include:
PH/JD100 Proposed plan and elevations
PH/JD/200 Existing Plan and Elevations
PH/JD 300 Site plan
Location plan

7. ACCESS

- 7.1 Vehicular access to the site is unaffected by the proposal.

8. CONCLUSION

- 8.1 The proposed rebuilding of the barn will enhance the significance of the setting of the listed buildings within the farm yard grouping which will also enhance the visual amenities of the AONB. There is no impact on any neighbouring property. The proposal fully accords with the requirement of the NPPF policies G1 ENV1 and ENV19 of the adopted Ribble Valley Districtwide Local Plan and the emerging policies in the Core Strategy DMG1, EN5, and DME4

Judith Douglas BSc (Hon) Dip TP, MRTPI

Janet Dixon Town Planners Ltd,

10A Whalley Road,

Clitheroe,

BB7 1AW

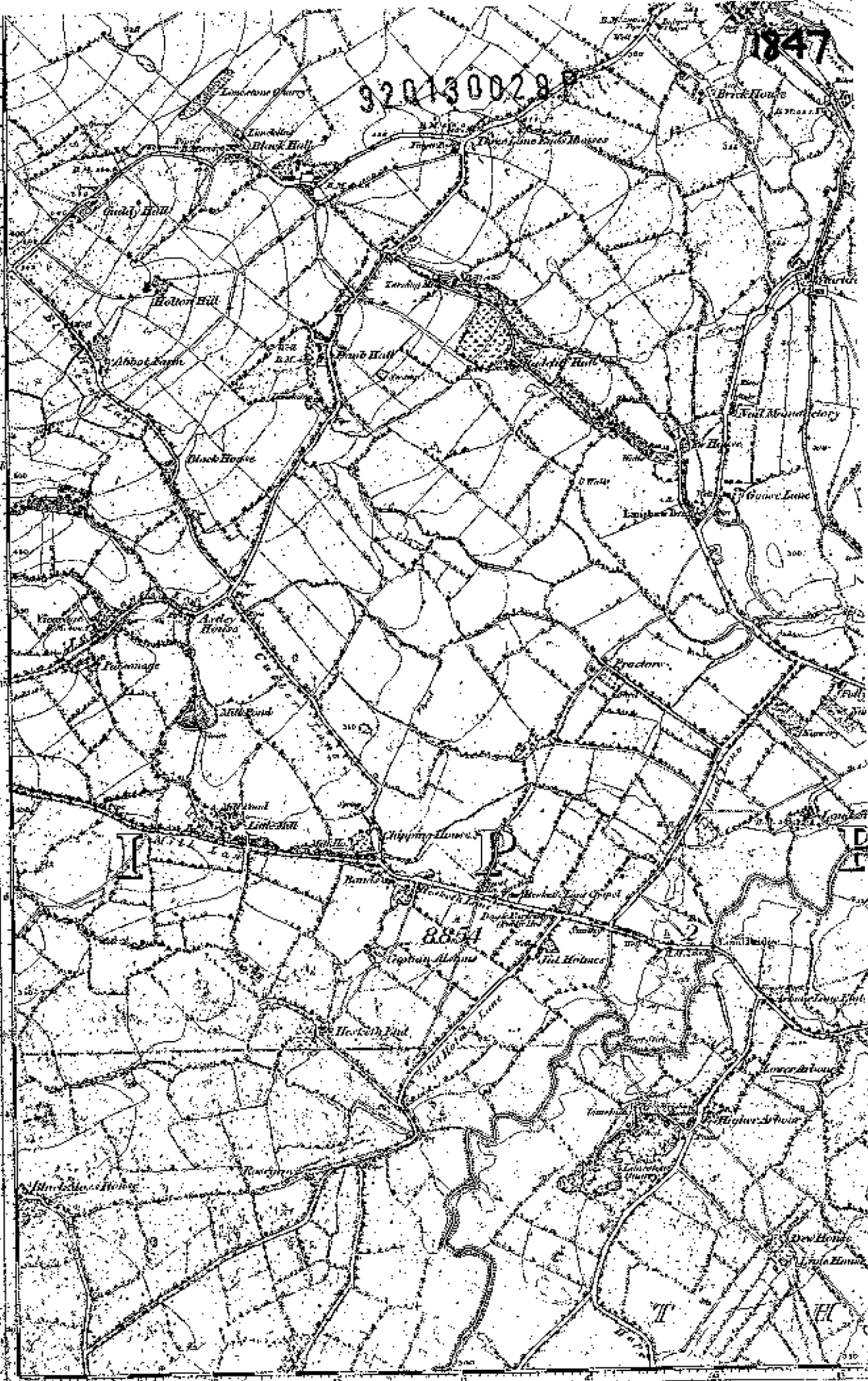
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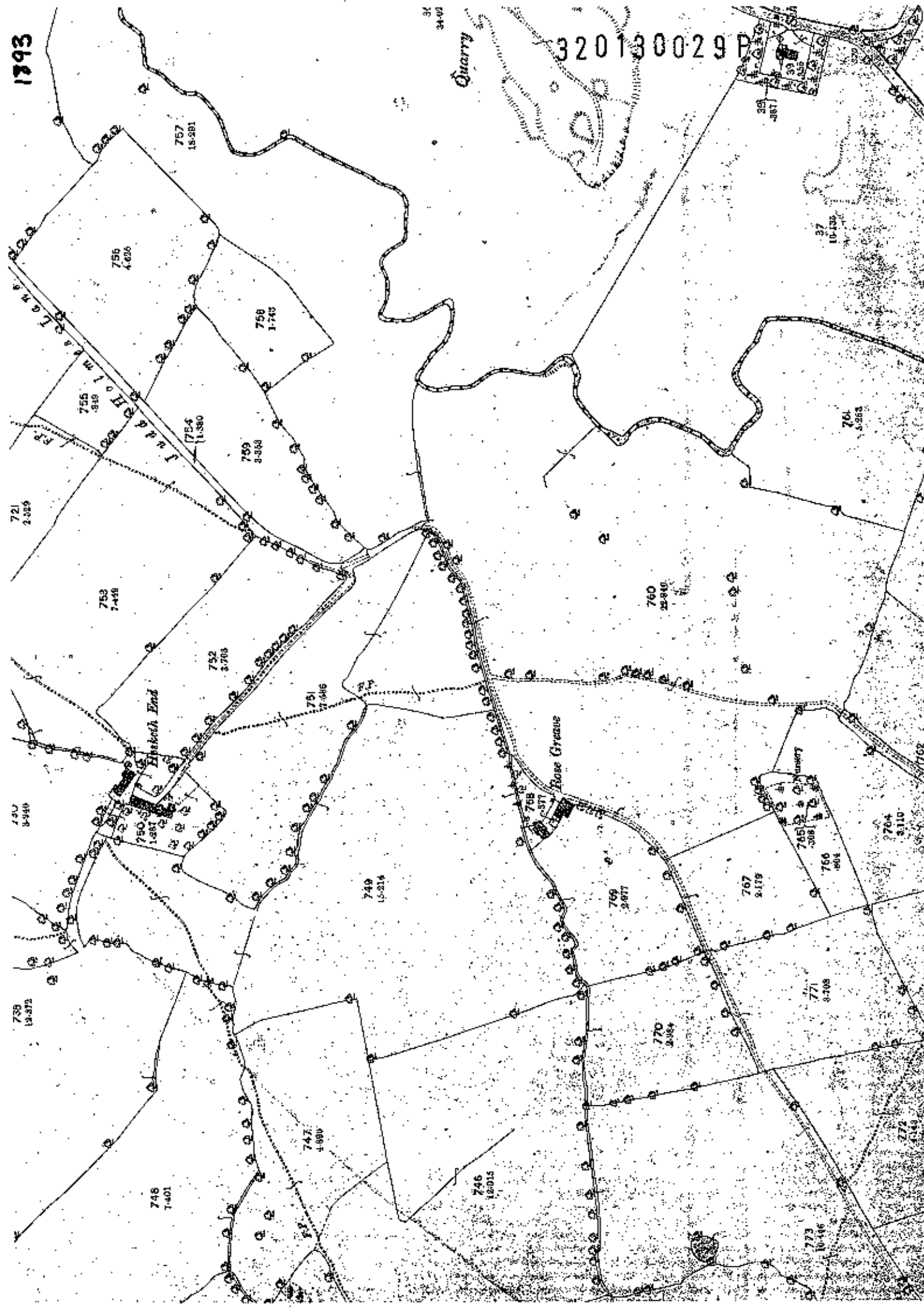
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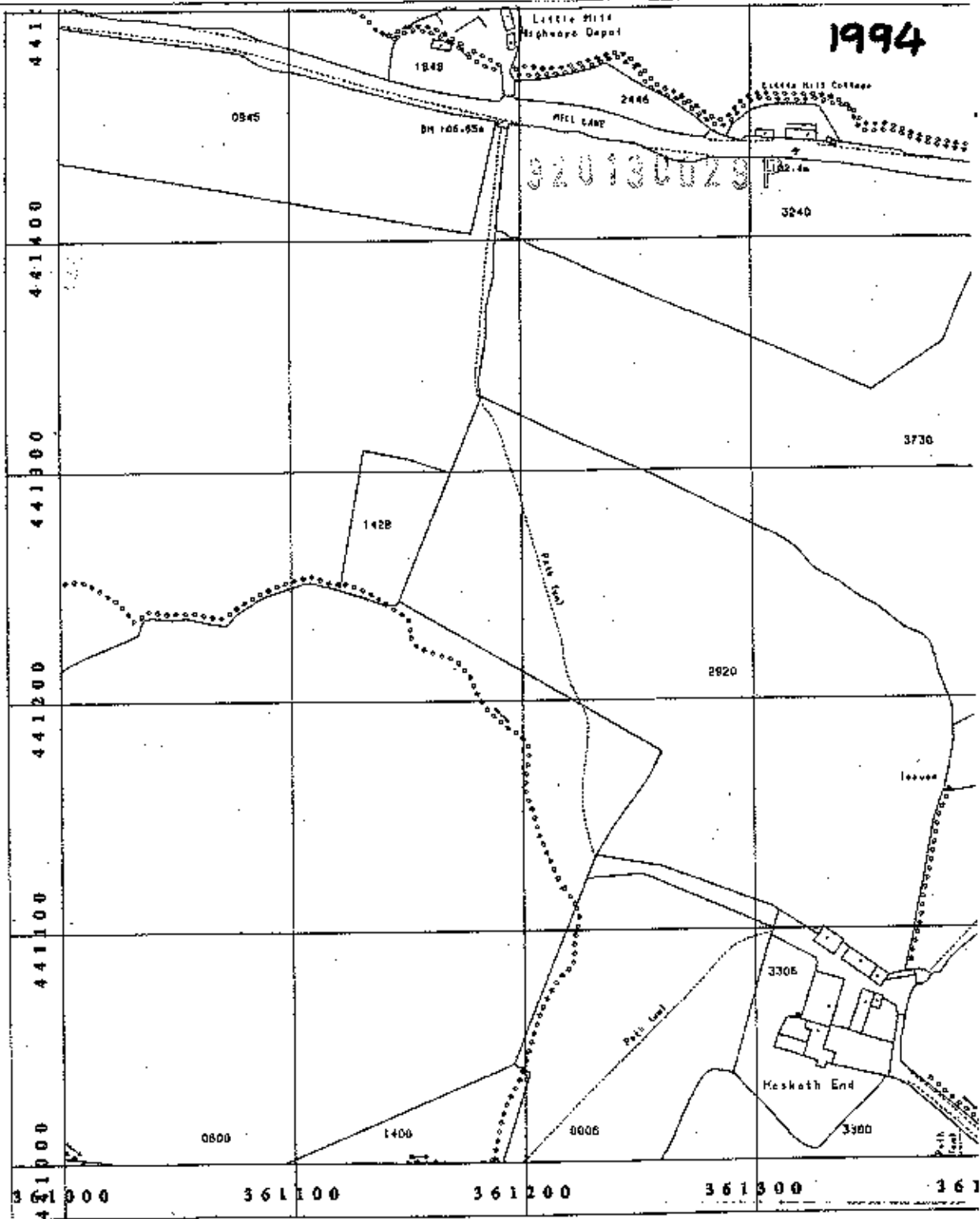
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Quarry





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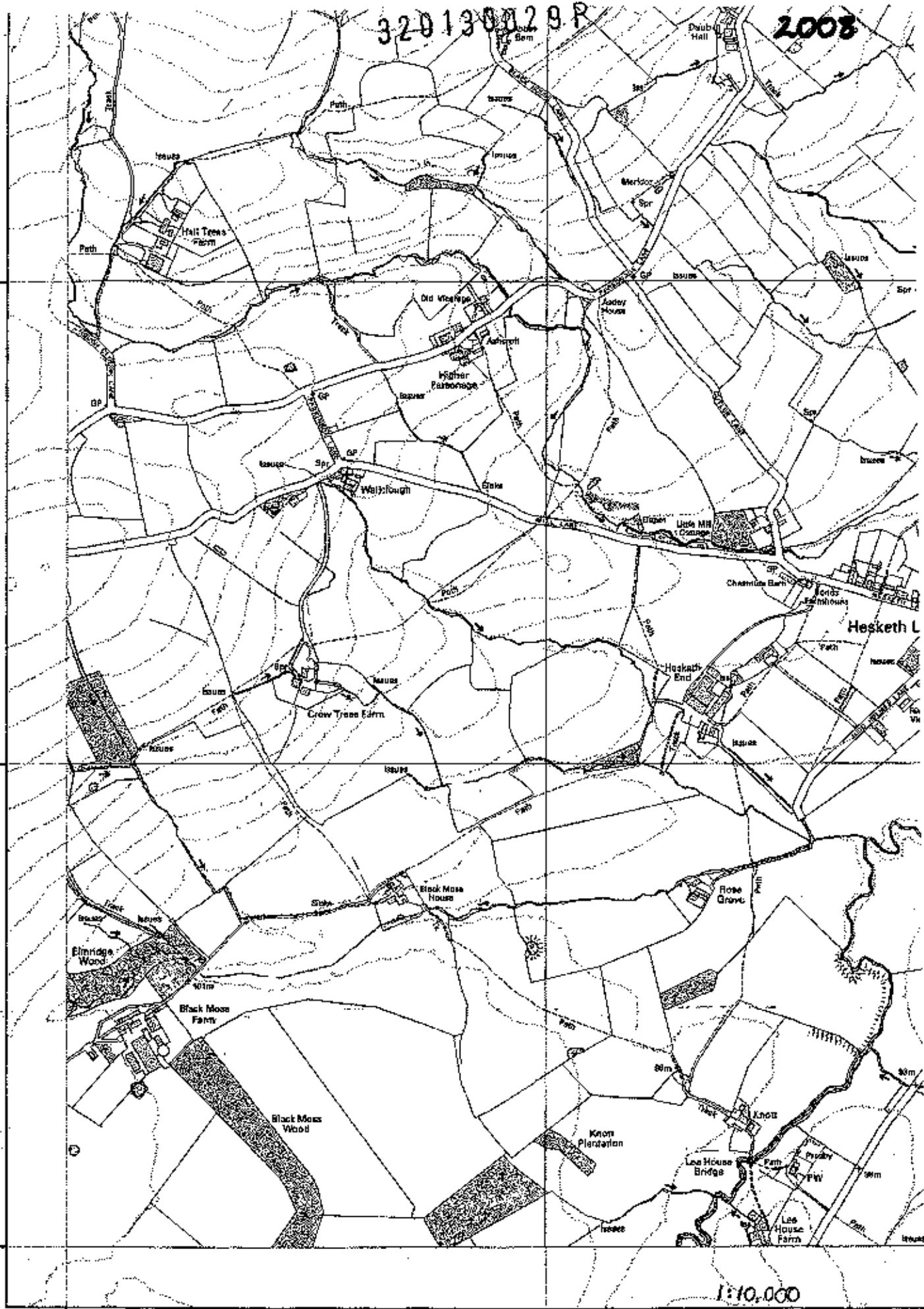
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Hesketh Lane

Hesketh End

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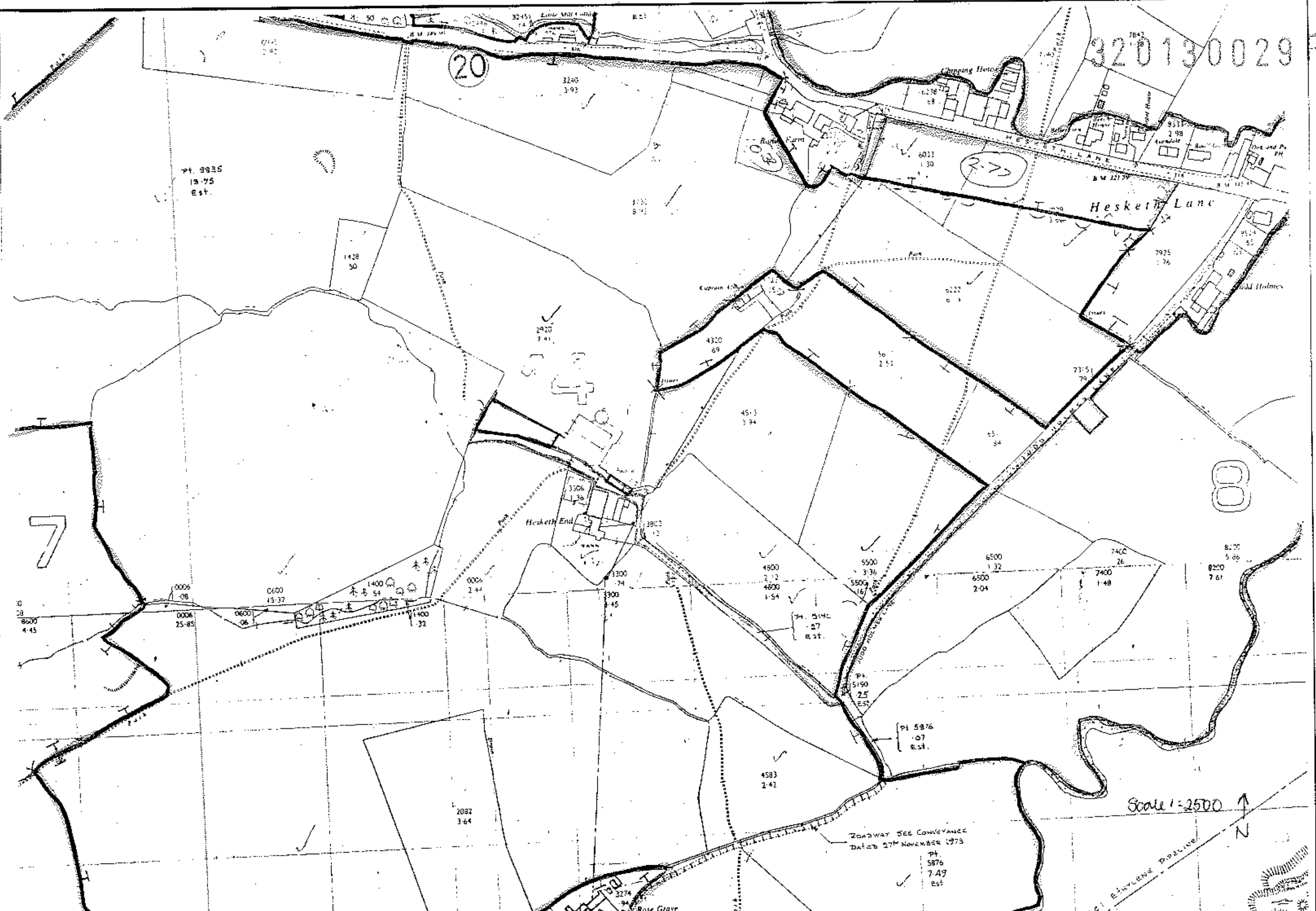
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DATED 27th November 1973

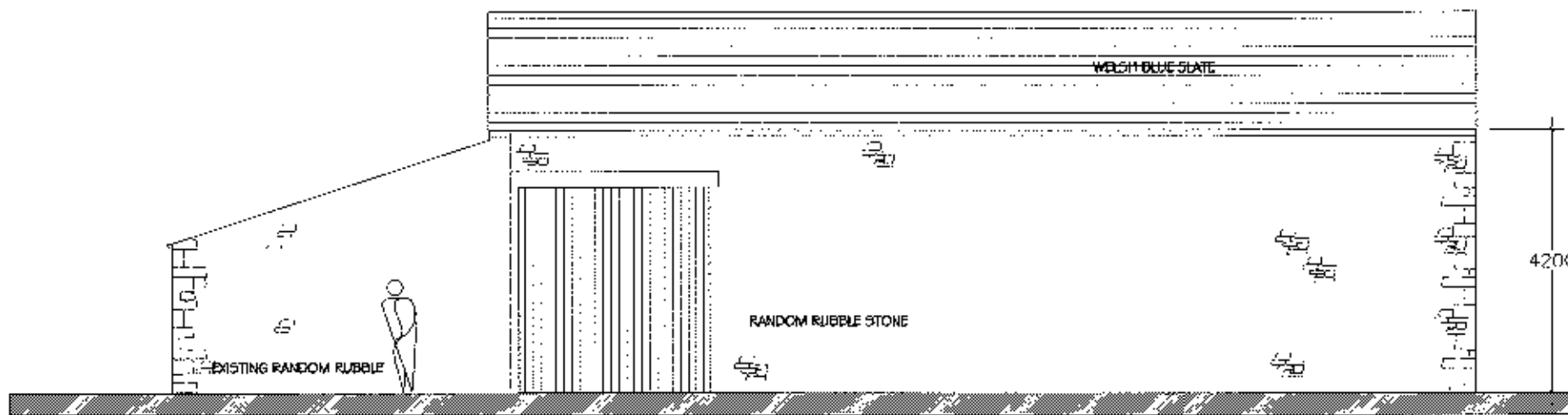
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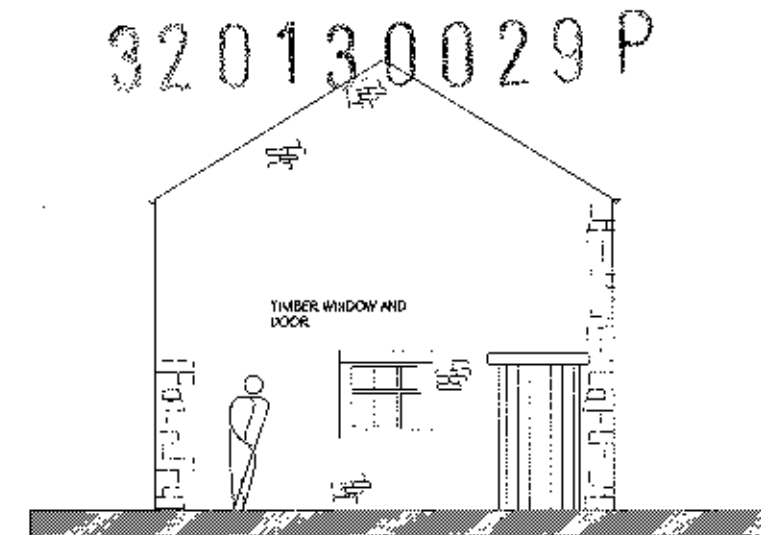
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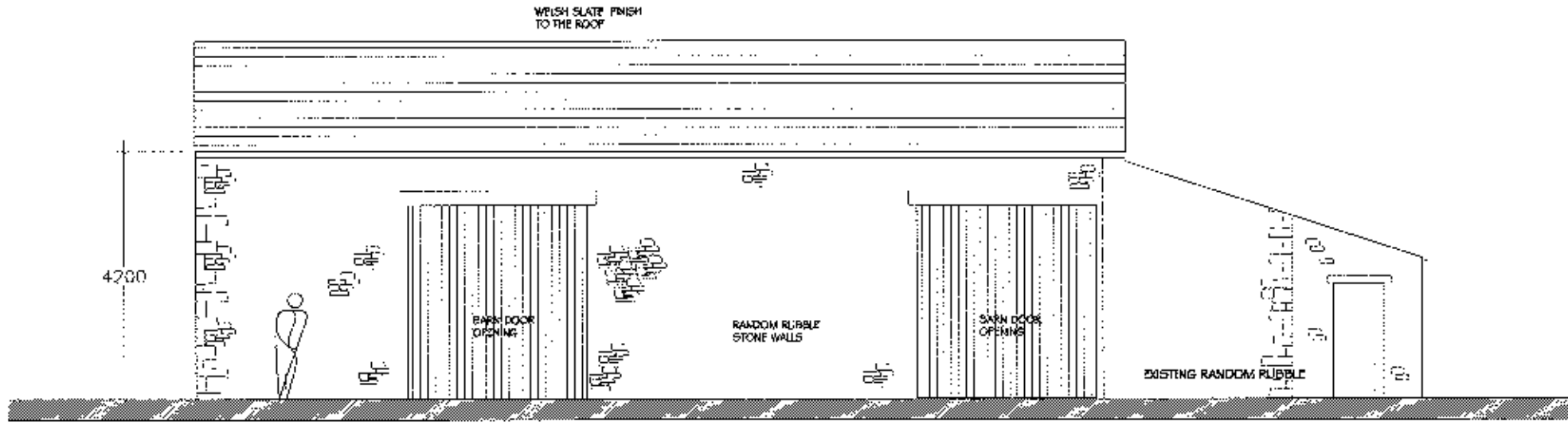




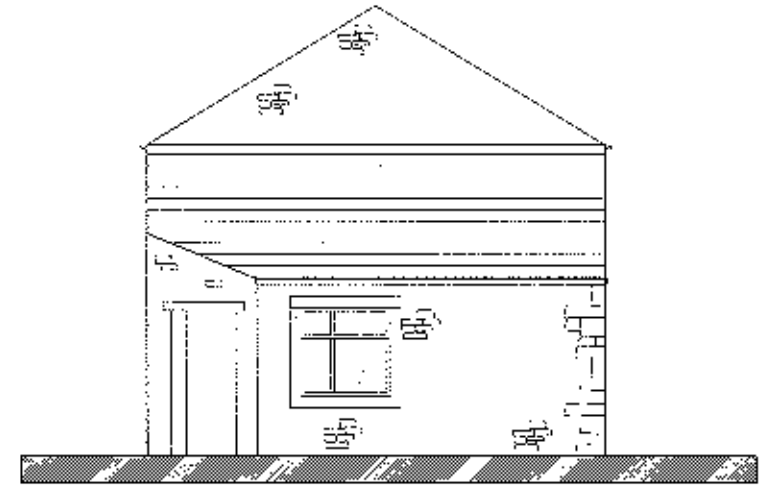
EAST (FIELD) ELEVATION



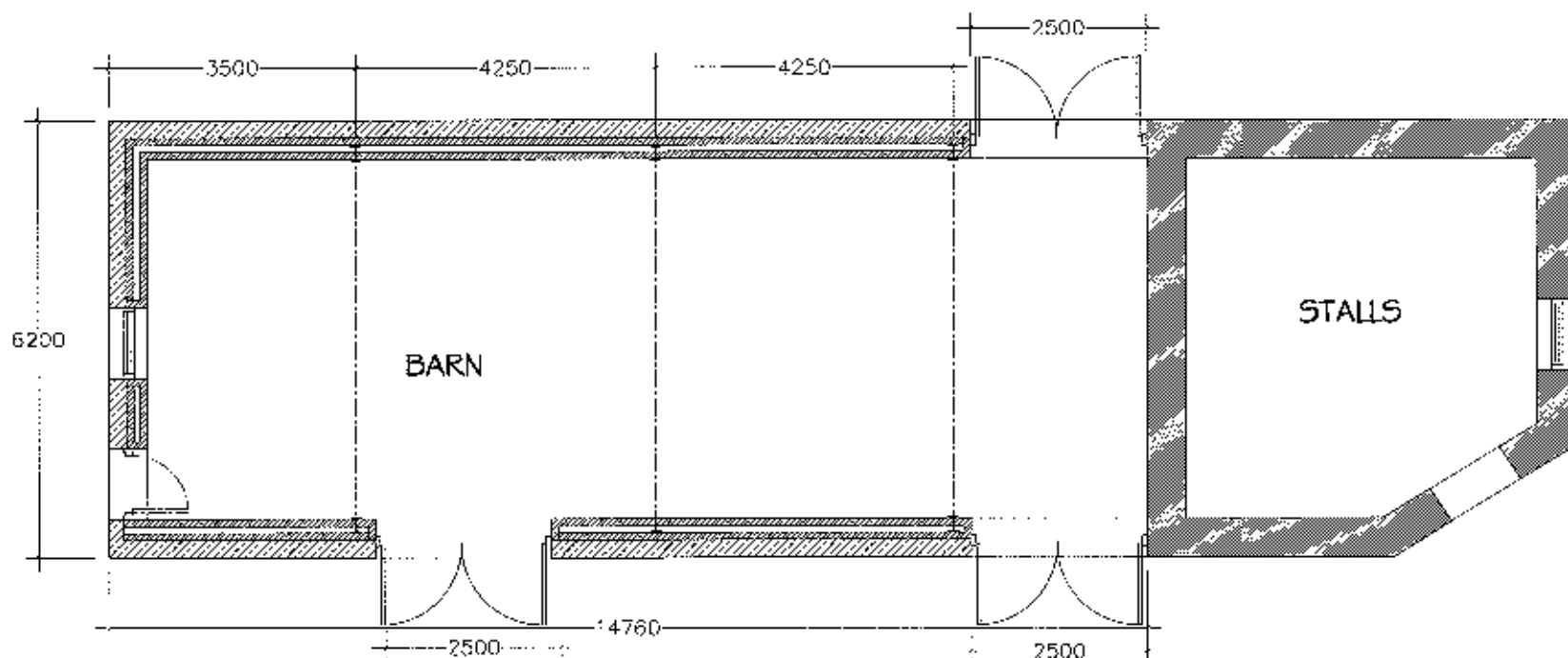
NORTH ELEVATION



WEST (YARD) ELEVATION



SOUTH ELEVATION



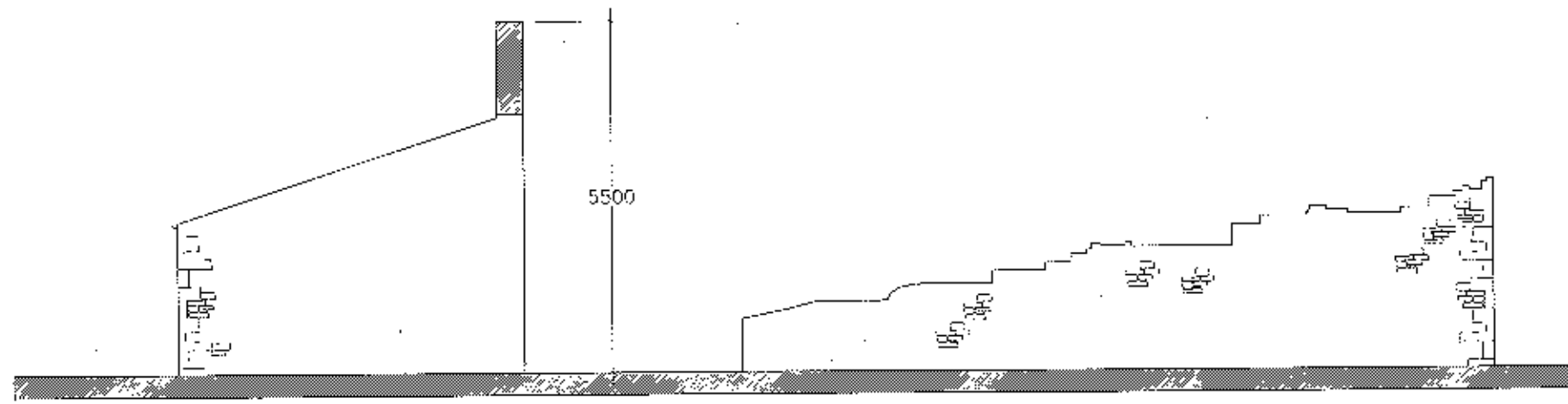
PROPOSED PLAN

SPECIFICATION
 NEW FOUNDATIONS CAST FOR THE STEEL PORTAL FRAME CONSTRUCTION. ROOF TO BE TIMBER PURLINS SUPPORTING A TRADITIONAL TIMBER RAFTER AND FELTED ROOF WITH WELSH BLUE SLATE FINISH.
 WALLS TO BE TRADITIONAL RANDOM RUBBLE STONE WITH BLOCKWORK INTERNAL LEAF 3 TIED TO THE STEEL FRAME FOR STABILITY. TIMBER BARN DOORS AND TIMBER PERSONEL DOOR AND WINDOW IN STONE SURROUNDS. NEW CONSTRUCTION BUILT ON THE EXACT FOOTPRINT OF THE EXISTING PARTIALLY COLLAPSED BARN AND TIED INTO THE EXISTING STALLS BUILDING. REFER TO THE EXISTING DRAWING NUMBERED PH/0200

**PROPOSED PLAN AND ELEVATIONS
 OF THE BARN WITHIN
 HESKETH END FARM
 JUDD HOLMES LANE
 CHIPPING
 LANCASHIRE
 PR3 2TJ**

**1:50 (A1) PH/JD/100
 NOVEMBER 2012**

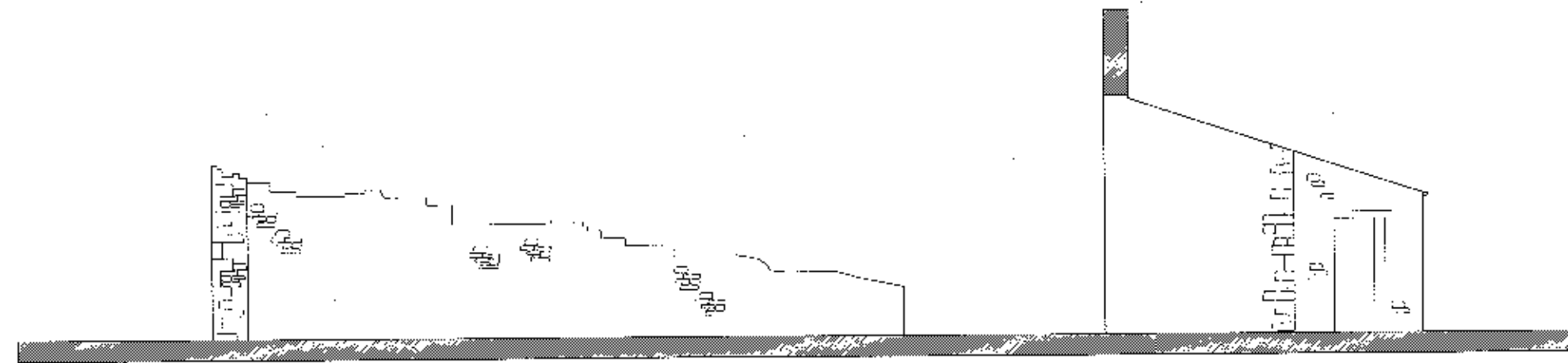
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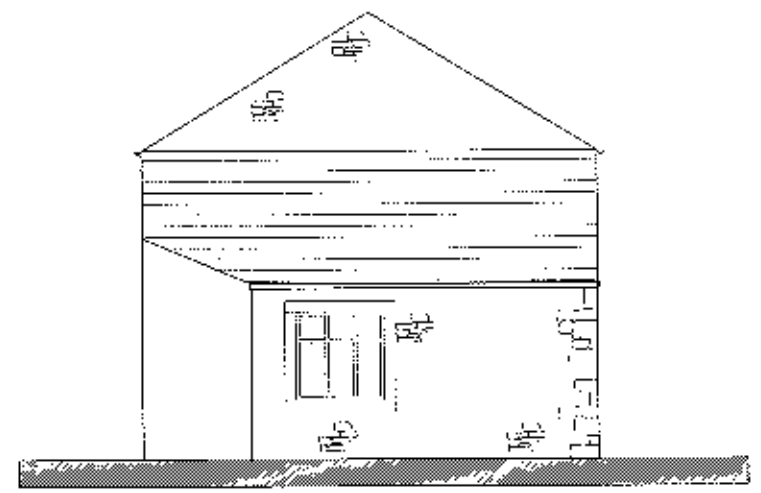
EXISTING EAST (FIELD) ELEVATION



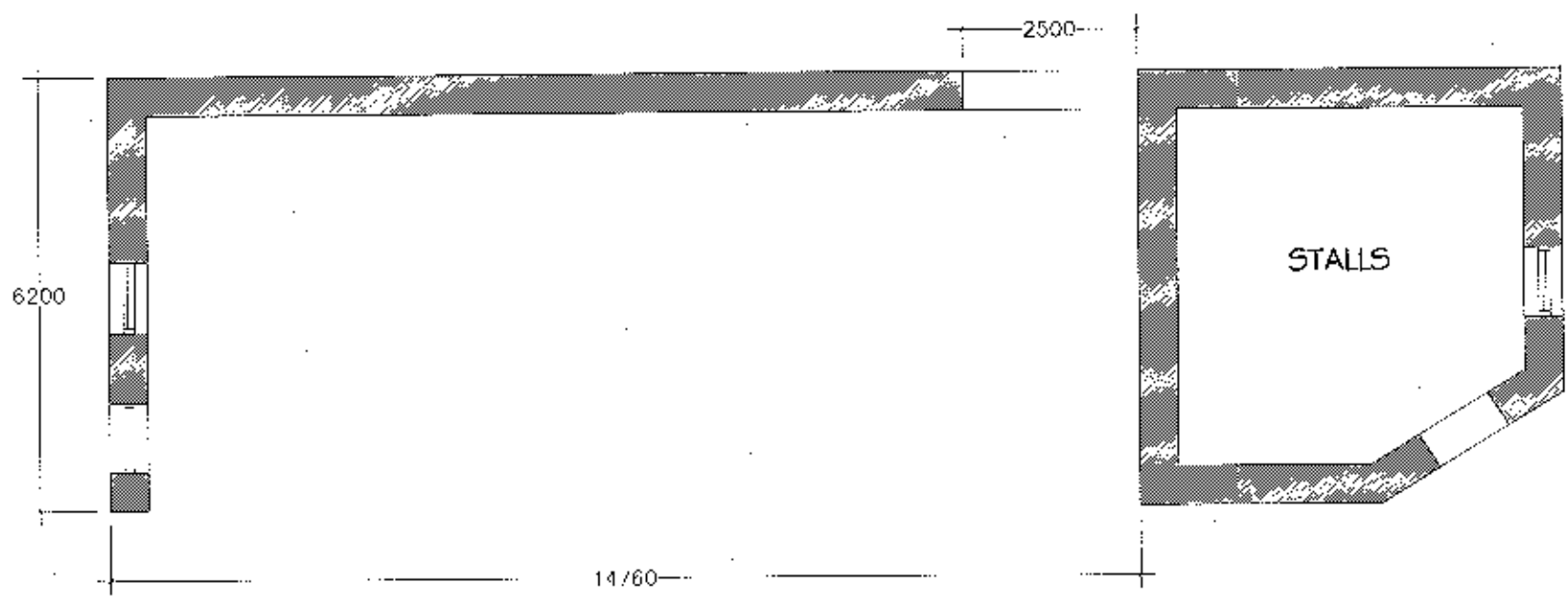
EXISTING NORTH ELEVATION



EXISTING WEST (YARD) ELEVATION



EXISTING SOUTH ELEVATION



EXISTING PLAN

EXISTING PLAN AND ELEVATIONS
SHOWING THE CONDITION OF THE BARN
WITHIN HESKETH END FARM
JUDD HOLMES LANE
CHIPPING
LANCASHIRE
PR3 2TJ

1:50 (A1) PH/JD/200
NOVEMBER 2012

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FIELD AREAS

CATTLE BARN
ATCO CONCRETE FRAME
CONSTRUCTION, CEMENT FIBRE
ROOF, TIMBER BOARDING AND
CONCRETE WALLS

CATTLE BARN
ATCO CONCRETE FRAME
CONSTRUCTION, CEMENT FIBRE
ROOF, TIMBER BOARDING AND
CONCRETE WALLS

CATTLE BARN
ATCO CONCRETE FRAME
CONSTRUCTION, CEMENT FIBRE ROOF,
PROFILED METAL CLADDING,
BLOCKWORK WALLS

CATTLE BARN
STEEL FRAME CONSTRUCTION,
CEMENT FIBRE ROOF, TIMBER
BOARDING AND CONCRETE WALLS

GRAIN STORE

MILKING PARLOURS
STEEL FRAME CONSTRUCTION,
CEMENT FIBRE ROOF, PROFILED
METAL AND BLOCKWORK WALLS

FIELD AREAS

OPEN YARD WITH
SILAGE STORAGE

FARM YARD

PARTIALLY COLLAPSED
STONE BARN

STABLES AND FARM STORES
TRADITIONAL STONE BUILDING
WITH WELSH SLATE FINISH

HAYLAGE BARN
STEEL FRAME CONSTRUCTION,
CEMENT FIBRE ROOF, TIMBER
BOARDING AND CONCRETE WALLS

TRADITIONAL ATTACHED STONE
BARN (LISTED) WITH TIMBER
TRUSSES AND WELSH SLATE
FINISH

STABLES AND FARM STORES
TRADITIONAL STONE BUILDING
WITH WELSH SLATE FINISH

FIELD AREAS

LISTED FARM HOUSE ATTACHED
TO THE BARN WITH GARDEN AREAS
TO THE FRONT AND REAR

ACCESS FROM
HEKETH LANE



SITE PLAN

HEKETH END FARM
JUDD HOLMES LANE
CHIPPING
LANCASHIRE
PR3 2TJ

1:200 (A1)
PH/JD/300
NOVEMBER 2012