



RIBBLE VALLEY BOROUGH COUNCIL

15 DEC 2012

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320130103P

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

Form 1: Applicant Name, Address and Contact Details. Fields include Title (Mr), First name (G), Surname (Lowe), Company name, Street address (Palewood House, Whitewell Road, Cow Ark), Town/City (Clitheroe), County (Lancs), Postcode (BB7 3DG), Telephone number, Mobile number, Fax number, and Email address. Includes a checkbox for 'Are you an agent acting on behalf of the applicant?' with 'Yes' selected.

2. Agent Name, Address and Contact Details

Form 2: Agent Name, Address and Contact Details. Fields include Title (Mrs), First Name (Judith), Surname (Douglas), Company name (Janet Dixon Town Planners Ltd), Street address (10A Whalley Road), Town/City (Clitheroe), County (Lancs), Postcode (BB7 1AW), Telephone number (01200 425051), Mobile number, Fax number, and Email address.

3. Description of the Proposal

Please describe the proposed development including any change of use:

Retention of a live-work unit for a rural worker and proposed alterations

Form 3: Description of the Proposal. Includes questions: 'Has the building, work or change of use already started?' (Yes selected) and 'Has the building, work or change of use been completed?' (No selected). Includes a date field for 'If Yes, please state the date when the building, work, or use started:' with value 01/03/2009.

#### 4. Site Address Details

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

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	Park Style		
Street address:	Leagram		
	Chipping		
Town/City:	Preston		
County:	Lancs		
Postcode:	PR3 2QT		

*[Faint, illegible text in the description box]*

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

Easting:	363181
Northing:	445379

#### 5. Pre-application Advice

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

Yes  No

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

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

Yes  No

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

Yes  No

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

Yes  No

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

Yes  No

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

Yes  No

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes  No

If Yes, please provide details:

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

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

Yes  No

If Yes, please provide details:

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

#### 8. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

Yes  No

#### 9. Materials

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

##### Walls - description:

Description of *existing* materials and finishes:

Random stone and render

Description of *proposed* materials and finishes:

N/A

##### Roof - description:

Description of *existing* materials and finishes:

Blue Slate

Description of *proposed* materials and finishes:

N/a

**9. (Materials continued)**

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Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?  Yes  No

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

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

**10. Vehicle Parking**

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	2	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

**11. Foul Sewage**

Please state how foul sewage is to be disposed of:

Mains sewer  Package treatment plant  Unknown   
 Septic tank  Cess pit

Other

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

**12. Assessment of Flood Risk**

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

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

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

Will the proposal increase the flood risk elsewhere?  Yes  No

How will surface water be disposed of?

Sustainable drainage system  Main sewer  Pond/lake  
 Soakaway  Existing watercourse

**13. Biodiversity and Geological Conservation**

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

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

- a) Protected and priority species  
 Yes, on the development site  Yes, on land adjacent to or near the proposed development  No
- b) Designated sites, important habitats or other biodiversity features  
 Yes, on the development site  Yes, on land adjacent to or near the proposed development  No
- c) Features of geological conservation importance  
 Yes, on the development site  Yes, on land adjacent to or near the proposed development  No

#### 14. Existing Use

Please describe the current use of the site:

Live-work unit

Is the site currently vacant?  Yes  No

Does the proposal involve any of the following?

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

Land which is known to be contaminated?  Yes  No

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

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

#### 15. Trees and Hedges

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

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

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

#### 16. Trade Effluent

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

#### 17. Residential Units

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

##### Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	1				
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

##### Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

##### Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

#### 18. All Types of Development: Non-residential Floorspace

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

#### 19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	1	0	0
Proposed employees	1	0	0

#### 20. Hours of Opening

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

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
Other							<input checked="" type="checkbox"/>

**21. Site Area**

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What is the site area?

00.15

hectares

**22. Industrial or Commercial Processes and Machinery**

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

N/A

Is the proposal for a waste management development?

 Yes  No**23. Hazardous Substances**

Is any hazardous waste involved in the proposal?

 Yes  No**24. Site Visit**

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

 Yes  No

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

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

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

Title: Mrs First name: Judith Surname: Douglas

Person role: Agent

Declaration date: 19/12/2012

 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 - not applicable	
Number:	Suffix:	
Street:		
Locality:		
Town:		
Postcode:		

Title: Mrs First Name: Judith Surname: Douglas

Person role: Agent

Declaration date: 19/12/2012

 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 19/12/2012



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## **HERITAGE STATEMENT**

**IN SUPPORT OF A PLANNING APPLICATION TO  
RETAIN A DWELLING AS LIVE WORK UNIT FOR A  
RURAL WORKER**

**AT**

**PARK STYLE FARM,  
CHIPPING,  
LANCS**

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

**Tel. no. 01200-425051/07887-554397**

## HERITAGE STATEMENT IN SUPPORT OF A PLANNING APPLICATION TO RETAIN A LIVE WORK UNIT FRO A RURAL WORKER AT PARK STYLE CHIPPING, LANCS.

### **National Planning Policy Framework.**

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

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

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

### **Identifying the Heritage Asset.**

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

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

### Designated Assets, Local Plan, Desk Based Assessment.

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

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



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

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

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

#### **Assessment of the Significance of the Heritage Asset.**

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

#### **"PARK STYLE Bowland with Leagram SD 633454**

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

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

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

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

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

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

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

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

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

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

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

**Appendix**

Description of Significance R. Watson RVBC c 1987.

**Judith Douglas BSc (Hons) Dip TIP, MRTPI**

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

**Tel: 01200 425051**

**September 2012**



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PARK STYLE. Bowland with Leagram. SD. 633454.

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

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

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

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

The second phase of development was the building of a large counting house and shippon to the lower and western end of the original standing buildings. This existing farm buildings of its type, constructed of rubble masonry with quoins and walls of water shot masonry. The roof is carried on three principal principals which are reinforced by a central cross-truss and two straight struts; the ridge purlin is housed in a 'V' notch on the central principal which carries also the moment for the tenon of the opposite principal. The building has the classical northern arrangement of a barn on one side served by opposing east doors which terminate the shippon on its left (or scaffit) about at the lower end. The shippon is divided longitudinally by a range (or fothingang) and all three have entrances in the lower gable with the range also having an entrance from the barn. I am of the opinion that this phase is from the last quarter of

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the eighteenth century.

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

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



**PLANNING, DESIGN AND ACCESS STATEMENT****RETENTION OF LIVE-WORK UNIT FOR A RURAL WORKER, INCLUDING LIVING ACCOMMODATION, STORAGE AND KENNELS AND PROPOSED ALTERATIONS AT PARK STYLE FARM, LEAGRAM CHIPPING FOR MR G LOWE.****1. INTRODUCTION**

- 1.1 This application seeks consent for the retention of work that has been carried out at this former dwelling at Park Style to create living accommodation on the first floor for a gamekeeper/farm worker and storage and kennels to be used in connection with the occupants work. Park Style Farm has a history of use as a dwelling and attached barn but was left vacant for a number of years. More recently the upper floor of the farmhouse has been reinstated as living accommodation. This application seeks to retain the living accommodation on the first floor with the ground floor used for storage and kennelling in connection with the occupational activities of the rural worker.

**2. LOCATION AND SITE DESCRIPTION**

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

**3. PROPOSAL**

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

3.2 There is sufficient space in front of the building to park vehicles.

#### **4 POLICY**

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

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

Policy G1 – expects high standards of design quality.

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

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

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

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

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

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

Policy EMP19 – allows the conversion of barns and other rural buildings for employment generating uses provided various criteria are met.

#### Regional Spatial Strategy

4.2 The RSS continues to form part of the Development Plan, although it is expected to be revoked in the near future. It sets out the strategic planning and development

framework at a regional level. It is primarily directed at providing a framework for policy planning at the local level. As such, it does not provide site specific guidance.

#### Ribble Valley Core Strategy

- 4.3 The draft Core Strategy has been submitted to the Secretary of State. A public examination of the document is expected early in 2013. The document is sufficiently advanced for it to now be a material consideration in deciding planning applications. The Core Strategy includes a range of Key Statements and Development Management policies, which generally re-state the Local Plan policies and criteria referred to above. In addition, Policy EC1: Business and Employment Development states that developments that contribute towards farm diversification will be supported in principle. Policy DMG2: Strategic Considerations emphasises that, where possible, development outside of settlement areas should be accommodated through the re-use of existing buildings, being more appropriate than new build.

#### National Planning Policy Framework

- 4.4 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development. Three dimensions to sustainable development are highlighted: economic, social and environmental. In turn, the NPPF seeks to help achieve economic growth, support a prosperous rural economy, deliver a wide choice of high-quality homes, require good design and conserve the natural and historic environment.
- 4.5 At paragraph 14, the NPPF states that for decision-taking the presumption in favour of sustainable development 'means:
- *approving development proposals that accord with the development plan without delay; and*
  - *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
    - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in this Framework taken as a whole; or*
    - *specific policies in this Framework indicate development should be restricted.'*

4.6 Paragraphs 21 and 28 of the NPPF are of particular relevance to economic considerations. Paragraph 21 states that local authorities should '*facilitate flexible working practices such as the integration of residential and commercial uses within the same unit*'. Paragraph 28 states that '*planning policies should support economic growth in rural areas in order to create jobs and prosperity*'. It goes on to '*support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings*' and '*promote the development and diversification of agricultural and other land-based rural businesses*'. In turn, paragraph 55 is of particular relevance to housing in rural areas. It states that new isolated homes in the countryside should be avoided unless there are special circumstances, such as '*the essential need for a rural worker to live permanently at or near their place of work in the countryside*' or '*where such development would represent the optimal viable use of a heritage asset*' or '*where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting*'.

## 5 SITE HISTORY

3/2012/00877 Retention of an agricultural workers dwelling and proposed alterations withdrawn

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

These applications refer to Higher Lickhurst Farm.

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

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

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

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

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

## 6. PLANNING ASSESSMENT.

6.1 Having regard to relevant policy, the main issues for consideration in this case are:

- the principle of the development;
- the suitability of the building for conversion;
- the design of the conversion scheme;
- landscape impact;
- highways and access;
- neighbour amenity; and

6.2 Each of these issues is addressed in turn below.

### Principle

6.3 The NPPF is founded on the presumption in favour of sustainable development, to which there are three dimensions – economic, social and environmental. The proposal contributes positively to all three:

- economic – the proposal would provide storage of equipment and materials for game keeping and kennelling for working dogs, which are used in connection with a rural business based in this area which includes farming and shoots. The retention of the building in use in connection with a rural business, enabling it to prosper, provide employment and contribute to the health of the rural economy;
- social – the proposal would provide a small additional unit of housing, allowing the applicant to live close to his place of work; and
- environmental – the proposal would contribute to safeguarding an historic asset in a manner consistent with its character and appearance and protection of the landscape and biodiversity.

The manner of these contributions is detailed further in this assessment.

6.4 The Local Plan is silent in respect of live-work units, as proposed. As such, the provisions of NPPF paragraph 14 apply in relation to deciding planning applications. The following sections of this assessment will demonstrate that there are no adverse impacts that would significantly or demonstrably outweigh the benefits of the development, when assessed against the wider policies of the NPPF. Nor, are the specific policies in the NPPF that indicate development should be restricted. Rather, NPPF policy is supportive of the proposal as demonstrated below.

6.5 The purpose of the proposal is to provide suitable living and working accommodation for a person employed in a rural business based in this locality. The occupant is Under Keeper at Higher Lickhurst Farm. Higher Lickhurst Farm comprises 2638 acres of grazing land, some of which is used for shooting. Park Style presently provides an apartment for the Under Keeper (a single man) on the first floor with kennelling and storage on the ground floor. The ground floor area provides kennelling for the dogs which are used by the Under Keeper in his duties of controlling vermin on the shooting land and the farm. These dogs are not pets but working dogs, the location of the kennels on the farm means that the dogs are close at hand when needed for work and away from other residential property where nuisance could be caused by barking. The storage areas are used for general equipment used in connection with his work for example repair to fencing or pheasant feeders storing medicines for birds storage of guns.

6.6 The main farm is centred at Higher Lickhurst Farm where a new 59m by 22.2m portal frame cattle building has recently been erected. The stocking levels have significantly increased since the purchase of the farm in 2008. It is anticipated that in the next 2 years there will be an increase the sheep breeding stock to 450 ewes, a change from store cattle to a suckling herd of 60 suckling cows with circa 57 calves at foot and 55 stores, with an additional 40 store cows out at grazing. Stock take for the years 2009, 2010 and 2011 are included at appendix 1.

6.7 The farm presently employs 3 full-time staff which is due to increase to 4 full-time in July. The Farm Manager lives in Clitheroe. The Head Keeper lives 2.5km away at Lower Lees Cottage, the Under Keeper presently lives at Park Style Cottage which is the subject of this application. The new employee presently lives with his parents. It is anticipated that when the stocking levels increase over the next year

and the cattle change to a suckling herd there will be a requirement for 2 men to be on site 24 hours a day 12 months of the year. The business has been established for over three years. There are accounts and stocking levels available for the past three years. See appendix 2. The Under Keeper presently assists in farm work as well as in Game Keeping. It is anticipated that his duties will shift more towards farming as the stocking levels increase.

6.8 In order for this existing rural business to function effectively and efficiently and order for the business to expand it is essential that the existing live work unit at Park Style is retained. This requirement could not be fulfilled by another existing dwelling on the unit or any other existing accommodation in the area which is suitable and available for occupation by the worker concerned. It is anticipated that Higher Lickhurst will become available and will house the Head Stockman. There are no other residential units nearby except for Park Style. The farm is a considerable distance from the nearest village.

6.9 As such, in retaining this live –work unit within this rural business which will also assist in the growth of the business, the proposal is compliant with the provisions of NPPF paragraph 28. Thus, the proposal is acceptable, in principle, with national policy. At NPPF paragraph 21 it is stated that business investment should not be over-burdened by planning policy. In turn, it is encouraging of live-work units as now proposed. An equal proportion of the building is in business use and residential use and it is intended that the living accommodation would only be occupied by a person working in this rural business. The NPPF clearly supports rural business and live-work units; in addition the proposal also meets the requirements of the NPPF's policies on housing in rural areas.

6.10 In regards to compliance with the requirements NPPF paragraph 55:

- we assert that it is essential for the applicant to live at his place of work. The occupant will within the next 7 months be required to help look after the expanding herd at Higher Lickhurst Farm.
- the proposal represents an optimal use for the building (which is a heritage asset) given that the live-work proposal allows for a more sensitive treatment of the building and its environs than could be achieved by a single residential

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use. However, the inclusion of a residential element provides for a more viable use of the building;

- the proposal involves the re-use of a redundant building, which would otherwise attract no investment, fall into disrepair and detract from the character and appearance of the area.

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

6.12 The occupant of Park Style will be required to help the Head Stockman and he will also be required to look after the birds and land used for the shoots. The dwelling is modestly sized. The farm can sustain all employees on or above the agricultural minimum wage. The proposed dwelling at Park Style is very modest in size providing a minimum level of accommodation including living room, bedroom, kitchen and bathroom.

6.13 Park Style is located 680m from the main farm building at Higher Lickhurst Farm and well within the land holding. It is in a suitable location to gain access to the areas of shooting land to be able to check on birds as well as assisting the Head Stockman. Occupation of Park Style provides additional security to the farm as public footpaths pass this building from the west before reaching the main farm and whilst footpaths from the east pass Higher Lickhurst Farm,

6.14 The proposal satisfies the requirement of paragraph 55 of the NPPF in that it is required for a rural worker who needs live permanently near to their place of work. The wording of paragraph 55 accepts that the dwellings does not have to be "at" the place of work and that being "near" can be acceptable. The proposal also satisfies the requirement of para 55 in that it re-uses a redundant disused building. In



addition the building can be considered to be a heritage asset (see Heritage Statement) the building has been brought back into use and it's the optimum viable use for the building.

- 6.15 The proposal also conforms to the core strategy Key Statements as follows: EN5 and DME4 in that the proposal is the optimal viable use for the building and there is a presumption in favour of the preservation of heritage assets. EN2 in that the proposal preserves a building which contributes to the landscape and character of the AONB. DMH3 and DMG2 as the proposal is for the provision of a dwelling for a rural worker. DMG1 the proposal is for the renovation of an existing building and is sympathetic to existing land uses in terms of its intensity and nature and levels of traffic generated.
- 6.16 Having regard to the above, and the silence of Local Plan policy in relation to live-work units, there is no requirement to assess the proposal any further in relation to Local Plan policy. Indeed, it would be inappropriate to give full weight to other Local Plan policies which relate to single use proposals. Nevertheless, and for completeness, we have also reviewed the principle of the proposal against other Local Plan policy. The building is located in a countryside area. However, Local Plan policy does not indicate this to be a bar for the conversion of an existing building to provide either permanent residential accommodation or workspace. Rather, Local Plan policy allows for such conversion, subject to consideration of various criteria. All of these criteria are examined in this Statement. Policy G5 is the starting point for consideration of this proposal. The policy allows for small-scale development, including *'other small-scale uses appropriate to a rural area which would conform to the policies of this Plan'*. The policy does not define what may be regarded as small-scale uses. However, the object of the policy is to protect the countryside from inappropriate development. The proposal is for the conversion of an existing building. It does not introduce new built development into an area of open countryside and, as such, is considered appropriate to a rural area. In addition, the proposal makes a positive contribution to the local economy, by providing dedicated space for a local small business, and the social well-being of the area, by providing living accommodation for a local person.

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6.17 Policies H2 and H15 refer to whether the building is one that is suitably located for conversion. The building is set apart from other buildings. However, problems of 'urbanisation', with which policy is primarily concerned, would not arise as the proposal involves no extensions, minimal external alterations and does not create a domestic curtilage.

6.18 Policy EMP9 has a permissive approach to the conversion of rural buildings to employment use, provided that detailed criteria are satisfied. An assessment of those criteria is provided in the following sections.

6.19 Other planning policies refer more specifically to detailed aspects of the proposal, rather than the principle. Compliance with these policies and criteria are examined in the following sections.

#### The Suitability of the Building for Conversion

6.20 The building is regarded as one suitable for conversion with regards to criteria in Policies H15, H16 and EMP9. In particular:

- the proposal would have a beneficial effect on the local rural economy by providing providing a base for the storage of equipment used for this rural business and for keeping working dogs;
- a structural survey has been submitted with the application. It confirms that the building is structurally sound and capable of conversion;
- the building is of sufficient size to provide suitable living and workspace accommodation without extension or harm to the character or appearance of the building; and
- the building is a traditional farm building (formerly a dwelling) of a vernacular form with materials appropriate to its surroundings. The building is worthy of retention because of its heritage value. Heritage issues are more fully considered within the separate Heritage Statement submitted with this application.

#### Design of the Conversion Scheme

6.21 Permission for the alterations to the building is applied for in retrospect. The building has been renovated and provided with a blue slate roof. Window frames have been replaced in timber. The alterations to the appearance of the building

have been in order to reinstate the building as a dwelling. The building retains its appearance as a traditional farmhouse which contributes positively to the character and appearance of the AONB. No further works are proposed. The design of conversion is of a high standard and complies with the various criteria set out within Local Plan policies including Policies G1, EMP9 and H17.

#### Landscape Impact

- 6.22 The proposal involves no physical extensions or significant external alterations to the building. As historically the building was a farmhouse, barn and outbuildings the curtilage of the building is already defined by stone walls. No additional external alterations are proposed. Access to Park Style is along an existing track from Lickhurst Farm. This track is also a public footpath. The historic maps on the Lancashire County Council mapping service show tracks in the same position indicating that an access from Lickhurst Farm to Park Style has existed historically. The continuation of the use of this track does not introduce a new track into the landscape. As such, the scheme would have no damaging impact on the character or appearance of the landscape within which it sits and, thus, the proposal complies with the relevant criteria of Local Plan Policies ENV3, H15, H17 and EMP9.

#### Highways and Access

- 6.23 The application property would be served via the existing track from Lickhurst Farm. There is adequate space within the curtilage of the dwelling to park vehicles. As such, the proposal complies with the relevant criteria of Policies EMP9, T1 and H17.

#### Neighbour Amenity

- 6.24 There are no immediate neighbours to be affected by the proposal. The nearest dwelling is Park Gate 430m to the west. This is sufficient distance for there to be no noise nuisance from the keeping of dogs at the site. Thus, no harm would be caused to residential amenity.

## **7 CONCLUSION**

- 7.1 The principle of conversion of the building to a live-work unit, as proposed, has been shown to be in compliance with the policies of the NPPF and to contribute positively to the achievement of sustainable development. The adopted Local Plan contains no policy on live-work units. However, the proposal has been shown to be

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in accord with the general aims and purposes of the Local Plan and in full compliance with detailed criteria set out in Local Plan (and the equivalent submitted Core Strategy) policies relating to the conversion of rural buildings to dwellings and workspace.

7.2 For the reasons set out in this statement, the Council is respectfully invited to grant planning permission for the retention of Park Style as a live-work unit.

**8. Appendices**

Appendix 1 Stock Take 2009, 2010, 2011.

Appendix 2 Accounts 2009, 2010, 2011.

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