



RIBBLE VALLEY
BOROUGH COUNCIL

27 FEB 2013

For office use only

Application No. 3/2013/0159

Date received 28.2.13 + 5/2/13
195.00 17570

Fee paid £190.00 Receipt No: 17732

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

date fee rec'd. 5.2.13
fee paid £195.00
rec. no. 17570

Publication of applications on planning authority websites.

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

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	S	Surname:	Flanagan
Company name:					
Street address:	Wittons farm				
	Bolton by Bowland				
Town/City:	Clitheroe				
County:	Lancashire				
Country:	England				
Postcode:	BB7 4NZ				
Telephone number:					
Mobile number:					
Fax number:					
Email address:					

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Ivan	Surname:	Wilson
Company name:	IWA Architects Ltd.				
Street address:	Waterloo Mill				
	Waterloo Road				
Town/City:	Clitheroe				
County:	Lancashire				
Country:	United Kingdom				
Postcode:	BB7 1LR				
Telephone number:					
Mobile number:					
Fax number:					
Email address:	admin@iwarchitects.co.uk				

3. Description of the Proposal

Please describe the proposed development including any change of use:

Conversion of barn to dwelling. Replacement of agricultural building with a garage and creation of curtilage.

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

☐ Yes ☒ No

AMENDED PLANS RECEIVED

DATE 27/2/13

4. Site Address Details

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

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:

Description:

5. Pre-application Advice

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

☒ Yes ☐ No

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

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

If Yes, please provide details:

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

☒ 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

9. Materials

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

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

Natural random coursed stone to barn. Unfinished concrete block to agricultural building.

Description of *proposed* materials and finishes:

Natural random coursed stone to barn. Roughcast rendered finish over blockwork.

Roof - description:

Description of *existing* materials and finishes:

Stone slate flags to main barn and corrugated sheet on lean to roof. Corrugated sheet on agricultural building.

Description of *proposed* materials and finishes:

Stone flag roof to main barn. Stone flag roof to lean to. Colour coated 'hexagon section' profile metal roofing to garage roof.

Windows - description:

Description of *existing* materials and finishes:

Timber frames.

Description of *proposed* materials and finishes:

Double glazed stained timber. Velux conservation roof lights.

Doors - description:

Description of *existing* materials and finishes:

Timber.

Description of *proposed* materials and finishes:

Hardwood timber stained to barn. Verticle timber boarded garage doors.

Boundary treatments - description:

Description of *existing* materials and finishes:

Dry stone walls.

Description of *proposed* materials and finishes:

As existing.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Tarmac, concrete and gravel.

Description of *proposed* materials and finishes:

Tarmac, concrete and gravel as existing.

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:

Drawings and associated information already sent to Ribbles Valley Borough Council with previous application.

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	3	3
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:

Redundant agricultural buildings.

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

17. Residential Units (continued)

Market Housing - Proposed

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

Proposed Market Housing Total

1

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

Market Housing - Existing

320130159P

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

Existing Market Housing Total

0

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

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	379.1	56.5	322.6	266.1
Total		379.1	56.5	322.6	266.1

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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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?

1,135

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: Mr

First name: Ivan

Surname: Wilson

Person role: Agent

Declaration date: 27/02/2013

☒

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: Mr

First Name: Ivan

Surname: Wilson

Person role: Agent

Declaration date: 27/02/2013

☒

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.

☒

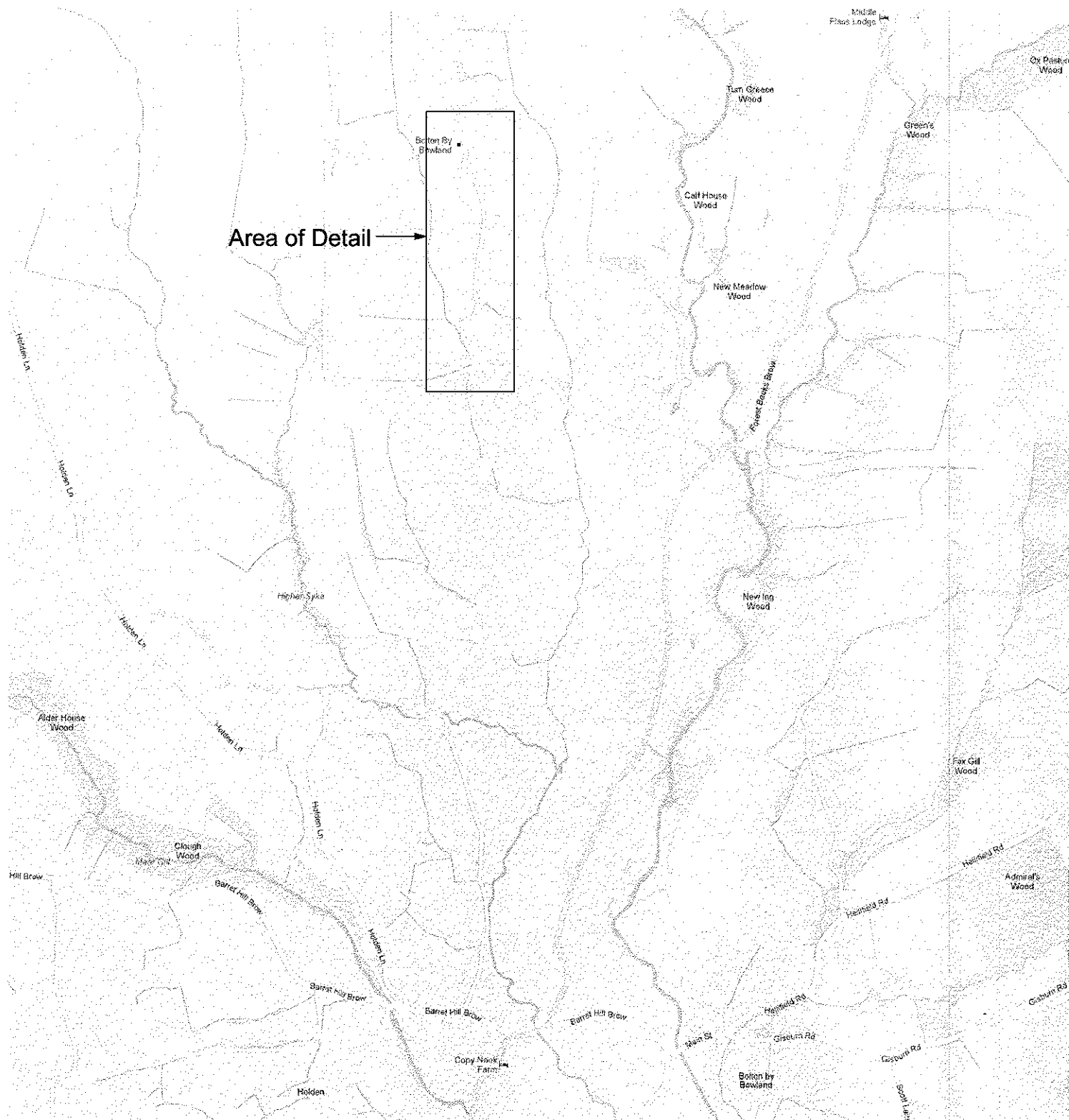
Date

27/02/2013

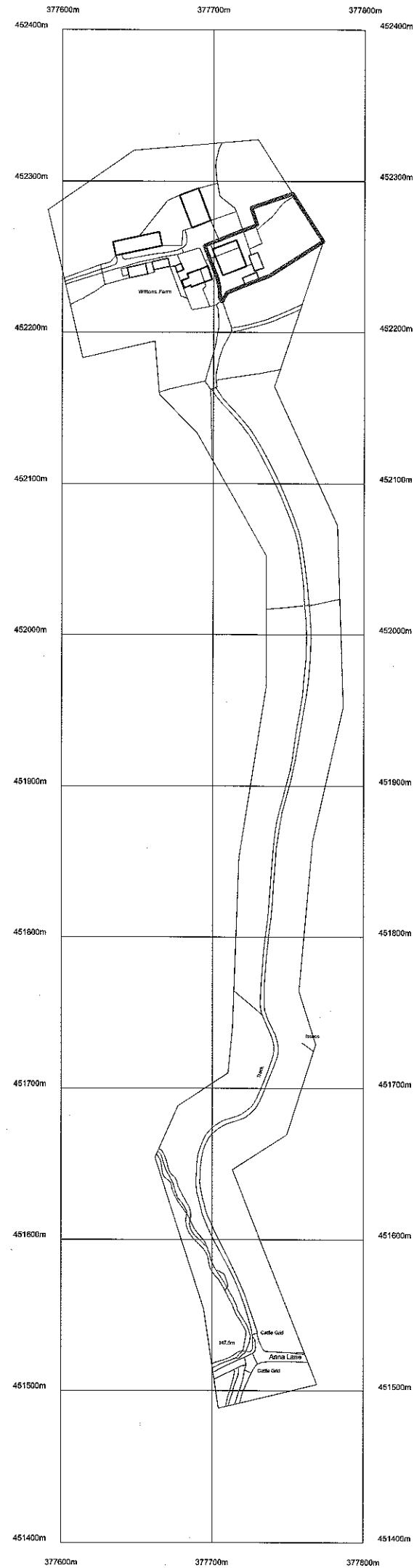


OS 1:10,000 Mapping
 06 July 2012, ID: MDP-00161953
www.mapdataportal.co.uk
 1:5000 scale print at A3, Centre: 377612 E, 452233 N
 © Crown Copyright. Licence no. 100019990

Ordnance Survey
 Maps © Malcolm Hughes Ltd
 Tel: 0161 926 0650



Reference Plan - NTS



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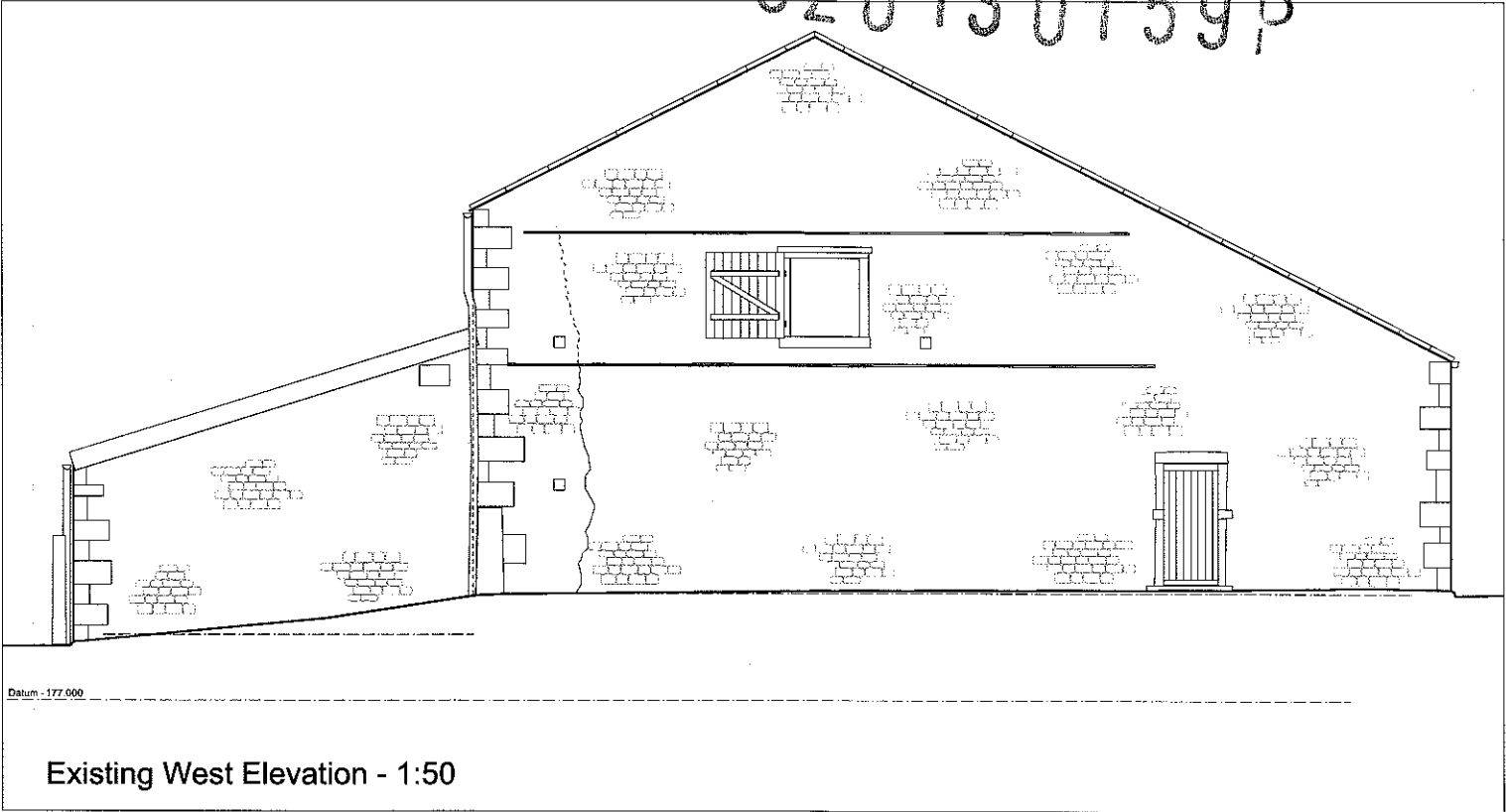
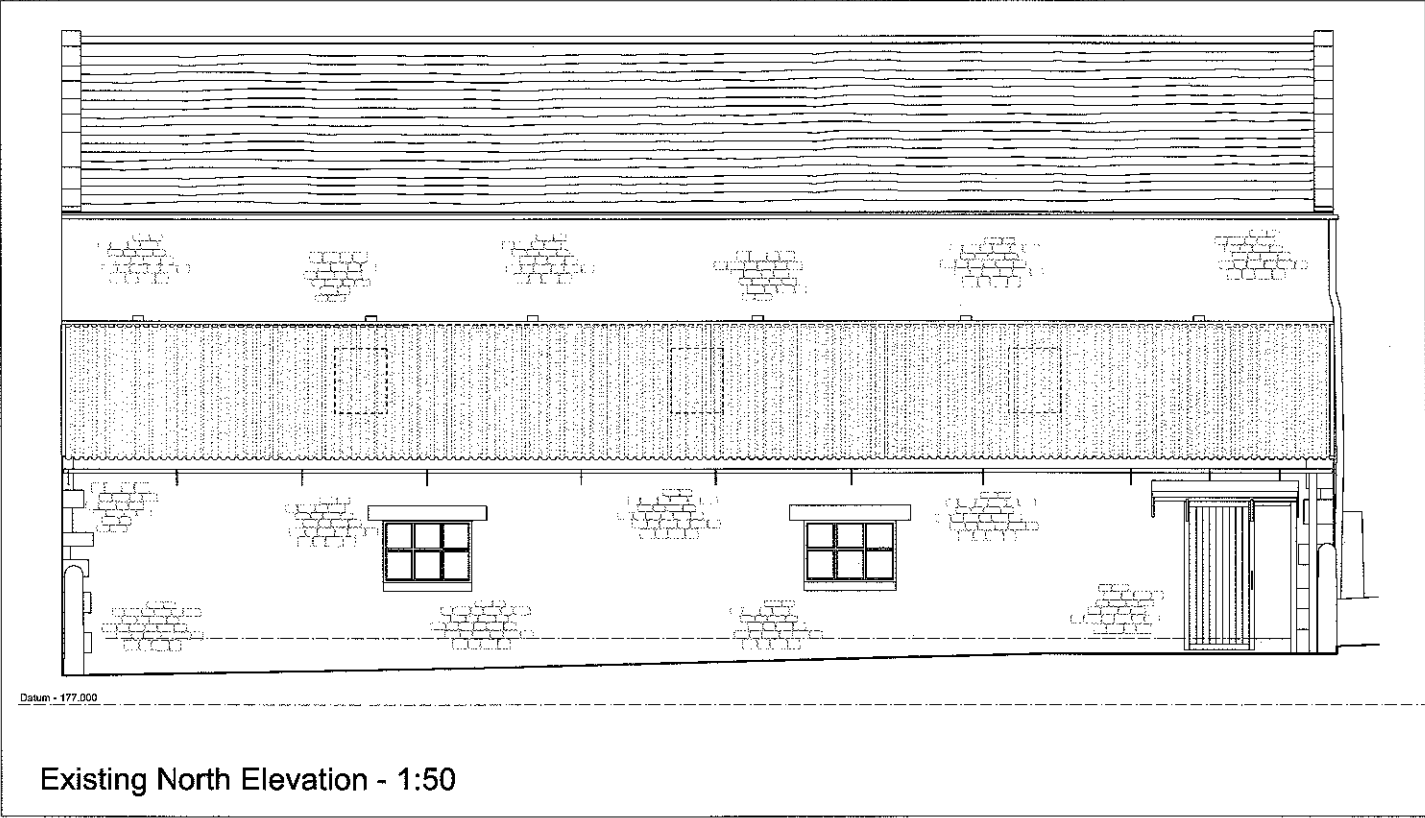
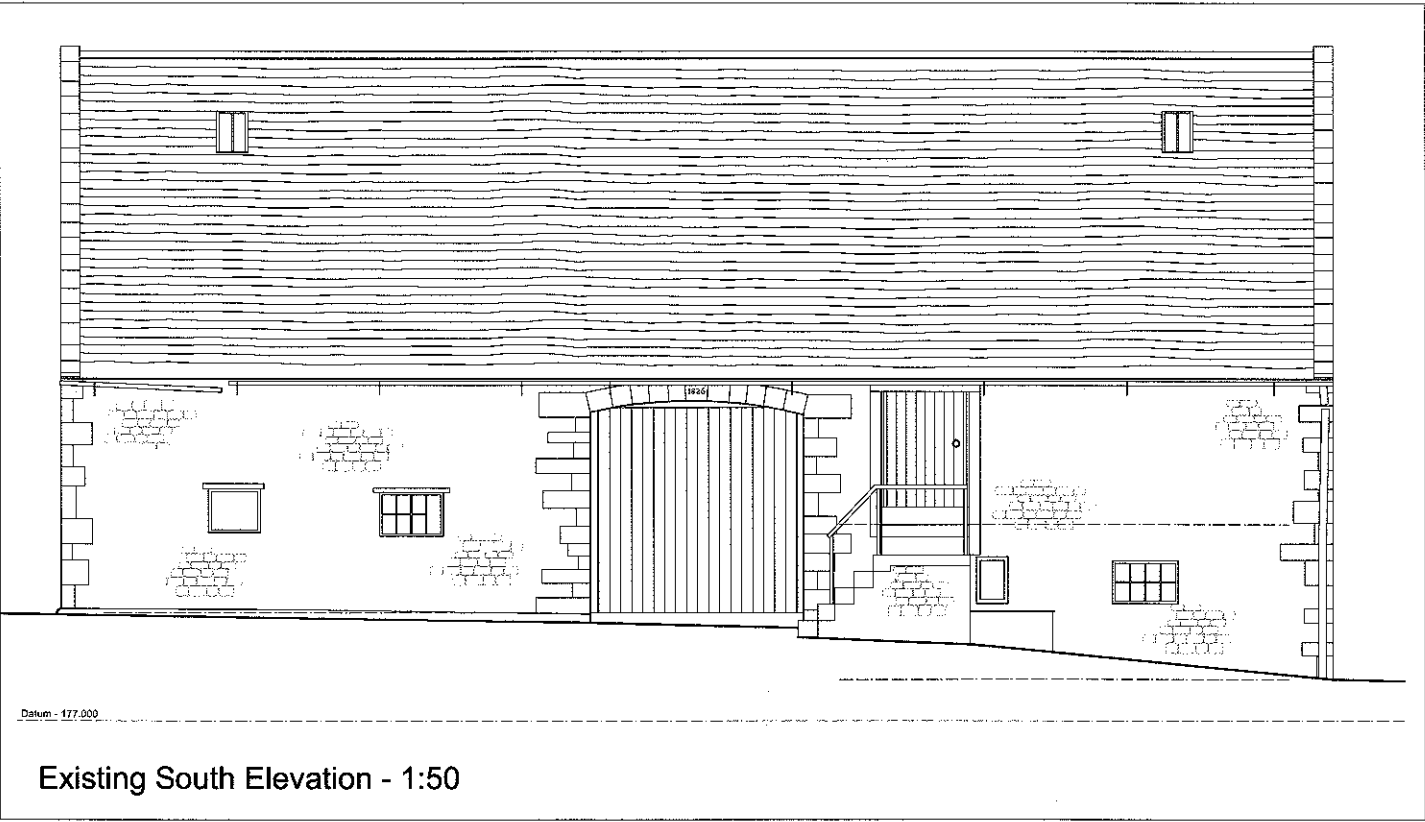
320130159P

Rev	Date	Description
C	29.01.13	Red line curtilage boundary amended to suit revised position of Septic Tank and layout of proposed Ground Source Heat Pump Coil.
B	18.07.12	Red line curtilage boundary amended to include septic tank.
A	30.05.12	Red line curtilage boundary added to site location plan.

Wittons Farm
Forest Beck, Bolton-by-Bowland

OS - Site Location Plan

Drwg. No.: 1822.OS.001	Rev.: C
Date: May '12	Scale: 1:2500@A2
IWA Architects	
Waterloo Mill, Waterloo Road, Clitheroe, Lancashire, BB7 1LR.	
t: +44 (0) 1200 423487	
f: +44 (0) 1200 458278	
e: admin@iwarchitects.co.uk	
w: www.iwarchitects.co.uk	



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Rev.	Date	Description
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Wittons Farm
Forest Beck, Bolton-by-Bowland

Existing Elevations

Drwg. No.: 1822.E.004

Rev.: 7

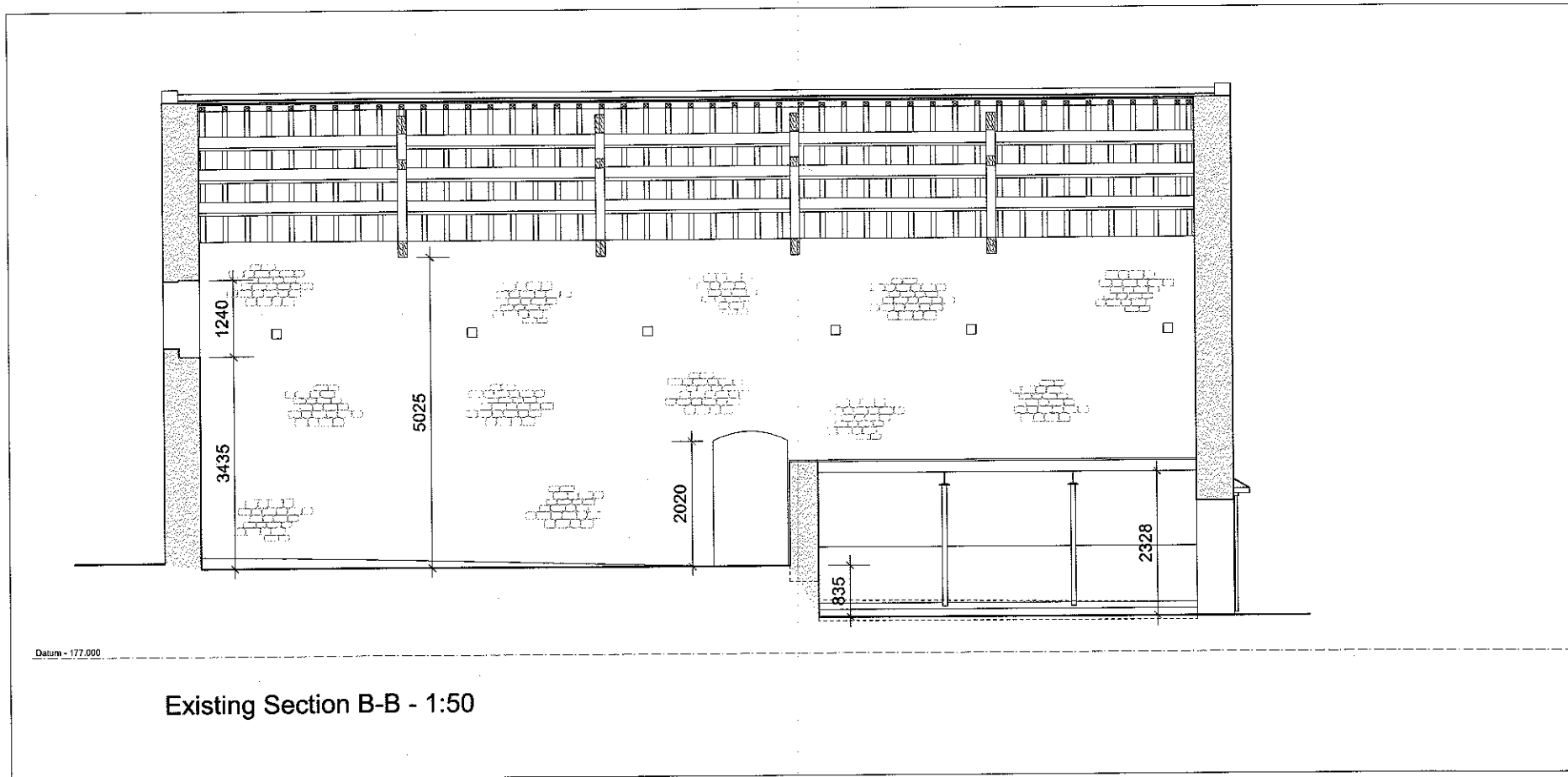
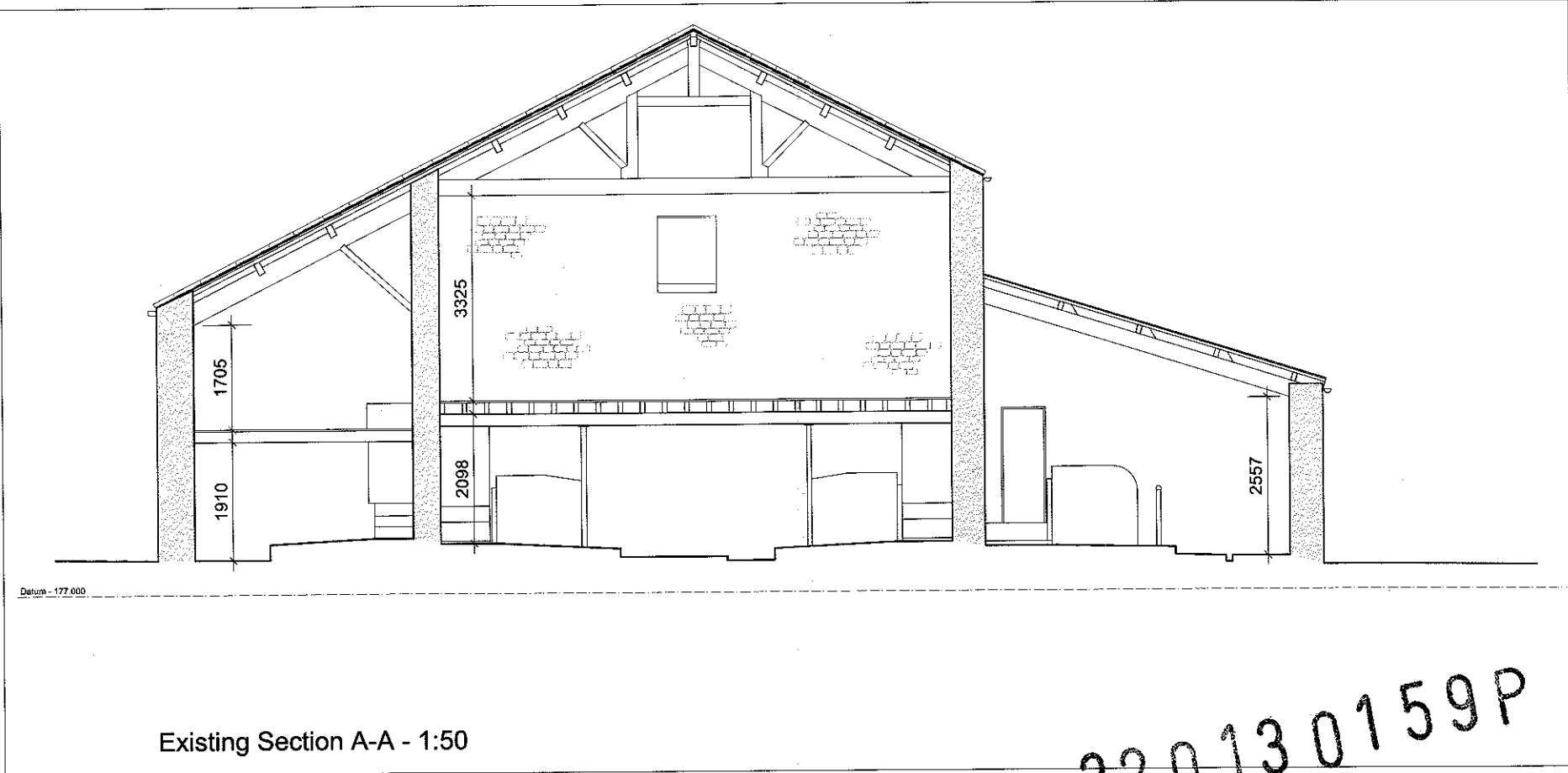
Date: Nov '11

Scale: 1:50@A1

IWA Architects

Waterloo Mill, Waterloo Road, Clitheroe, Lancashire, B57 1LR.

T: +44 (0) 1200 423437
F: +44 (0) 1200 486178
E: simon@iwaarchitects.co.uk
W: www.iwaarchitects.co.uk



Rev.	Date	Description
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Wittons Farm
Forest Beck, Bolton-by-Bowland

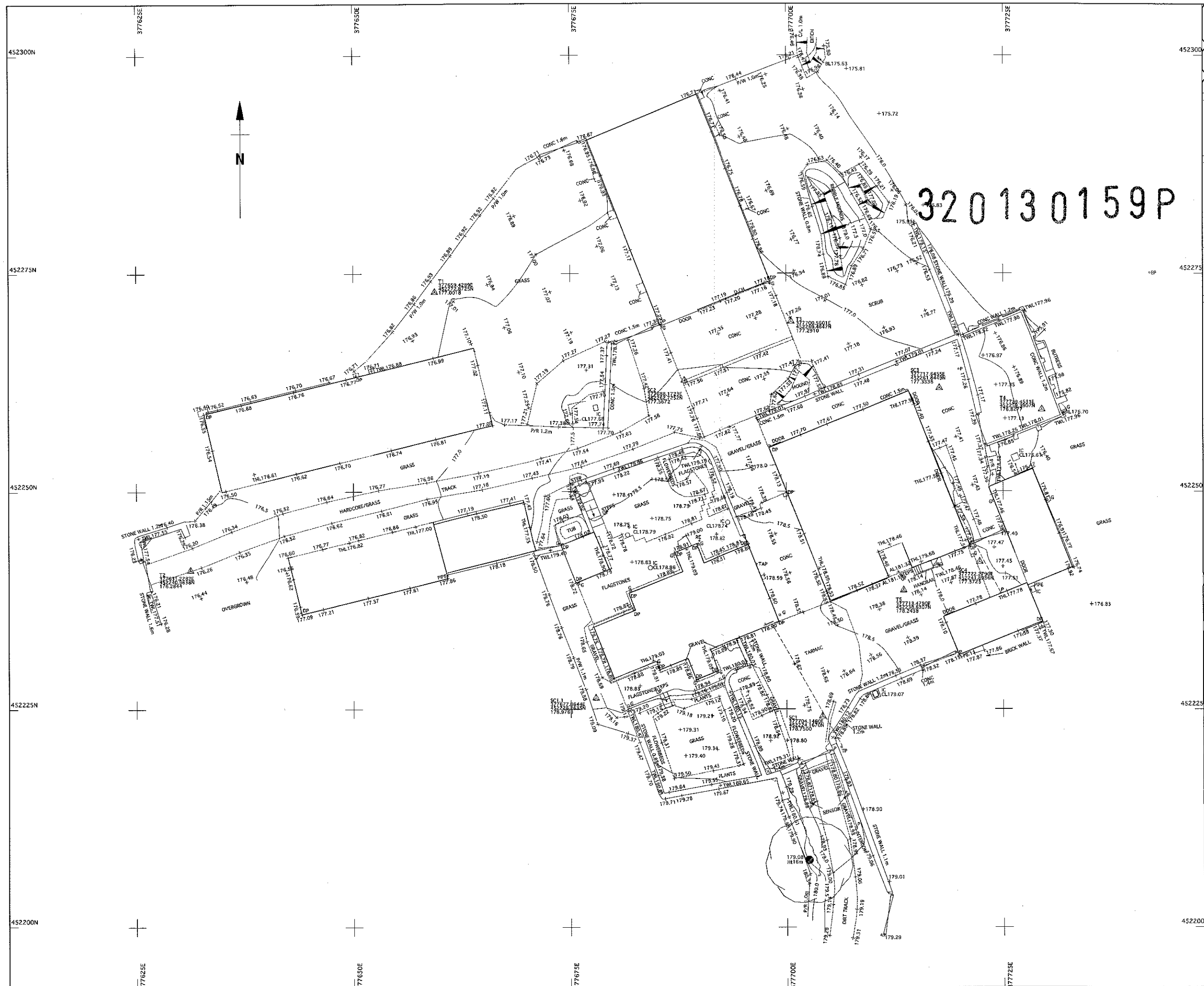
Existing Sections

Drwg. No.: 1822.E.005 Rev.:

Date: Nov '11 Scale: 1:50@A1

IWA Architects

Waterloo Mill, Waterloo Road, Colne, Lancashire, BB7 1LR.
t: +44 (0) 1200 429497
f: +44 (0) 1200 456226
e: admin@iwaarchitects.co.uk
w: www.iwaarchitects.co.uk



Survey Notes

Grid: _____

Levels: _____

Local, Plane, Metric, Related to National Grid at SC1

Related to OSGM02 GPS Datum

Notes

Topographical Survey Legend

BUILDINGS AND WALLS

Building



Building
Square Footage



Building
Square Footage



Wall



Wall



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Rev.	Date	Description
A	02/11/2011	Additional topographic detail added

MALCOLM HUGHES
LAND SURVEYORS
Chartered Land Surveyors

65 Cross Street, Sale, Manchester
M33 7HF, Tel: 0161 905 1265
www.malcolmhughes.co.uk
survey@mhhs.co.uk

Accreditations	
	
	
	
Drawn By	Survey Date
AB 28/10/2011	OCTOBER 2011
Checked by	Scale
BM 28/10/2011	1 : 200
Drawing No	Revision
13975/1	A

Wittons Farm
Forest Beck, Bolton-by-Bowland

Existing Site Survey Plan

Drwg. No.: 1822.E.001

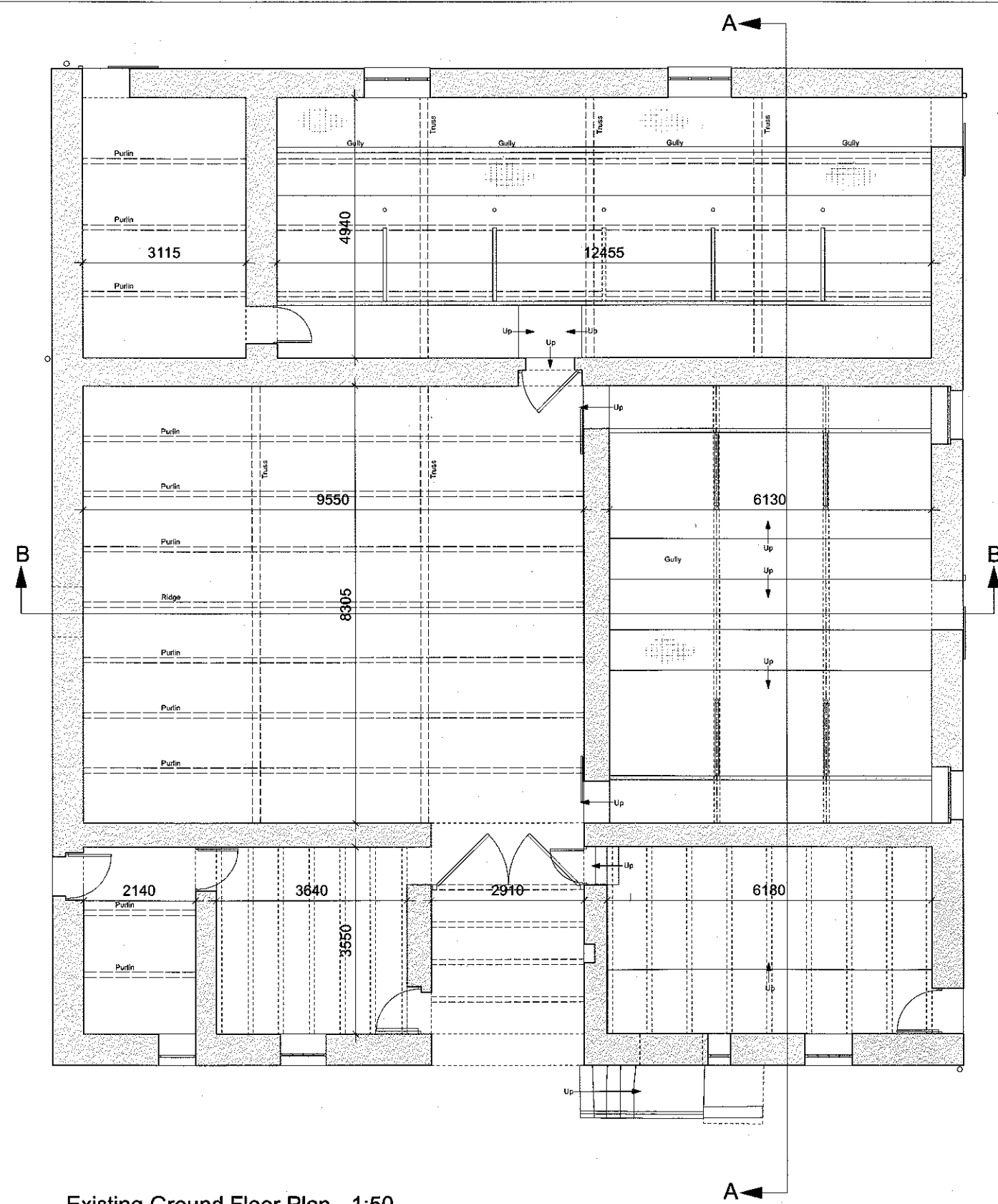
Date: Oct '11 Scale: 1:200@A1

IWA Architects

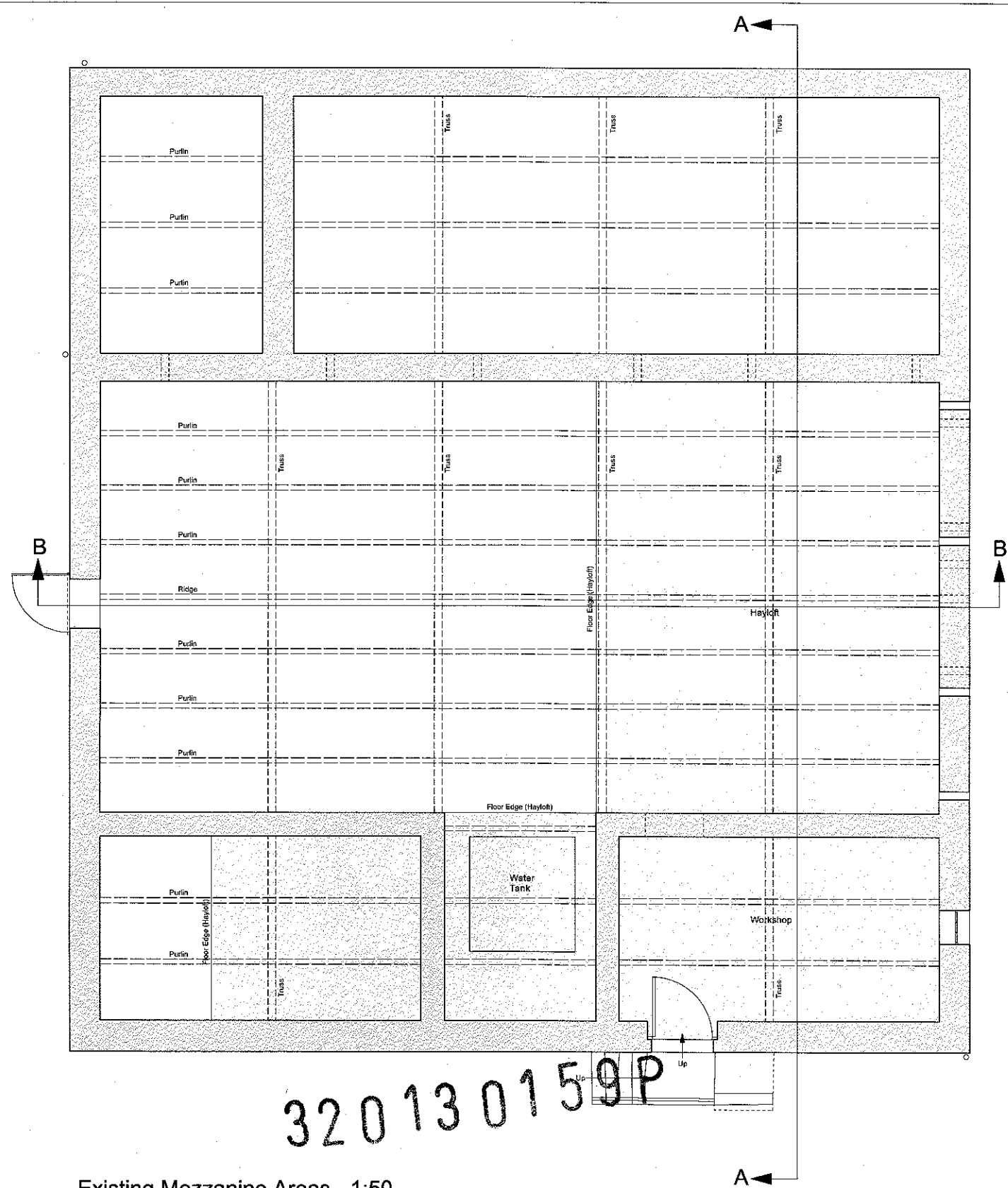
Waterloo Mill, Waterloo Road, Clitheroe, Lancashire, BB7 1LR.

t: +44 (0) 1200 423487
f: +44 (0) 1200 458278

e: admin@iwararchitects.co.uk
w: www.iwararchitects.co.uk



Existing Ground Floor Plan - 1:50



Existing Mezzanine Areas - 1:50

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1:50

Rev.	Date	Description
1	Nov '11	Scale: 1:50@A1

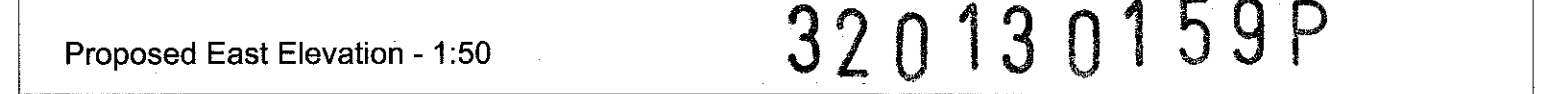
Wiltens Farm
Forest Beck, Bolton-by-Bowland

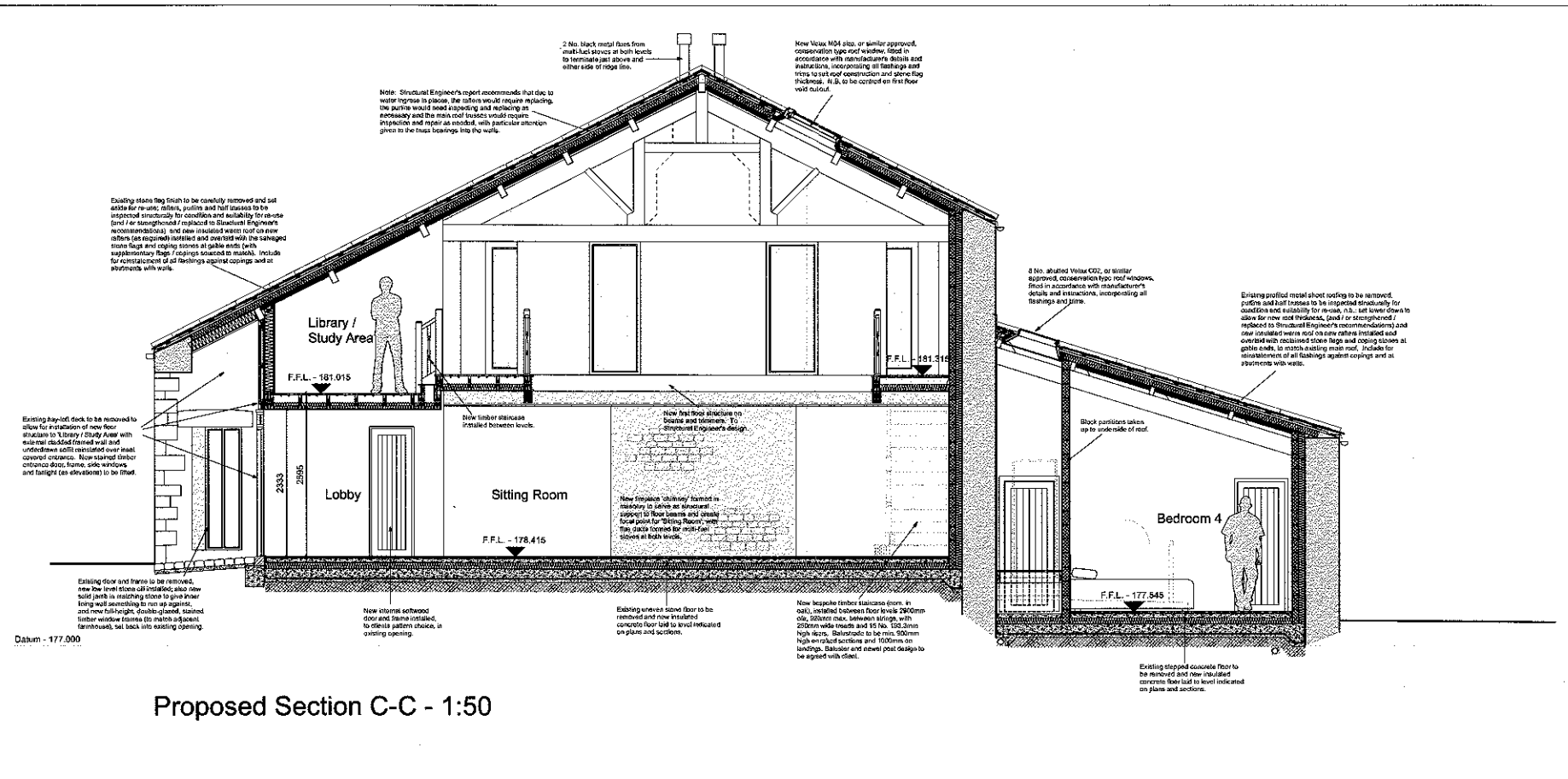
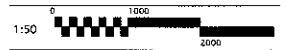
Existing Plans

Dwg. No.: 1822.E.003 Rev.: 1

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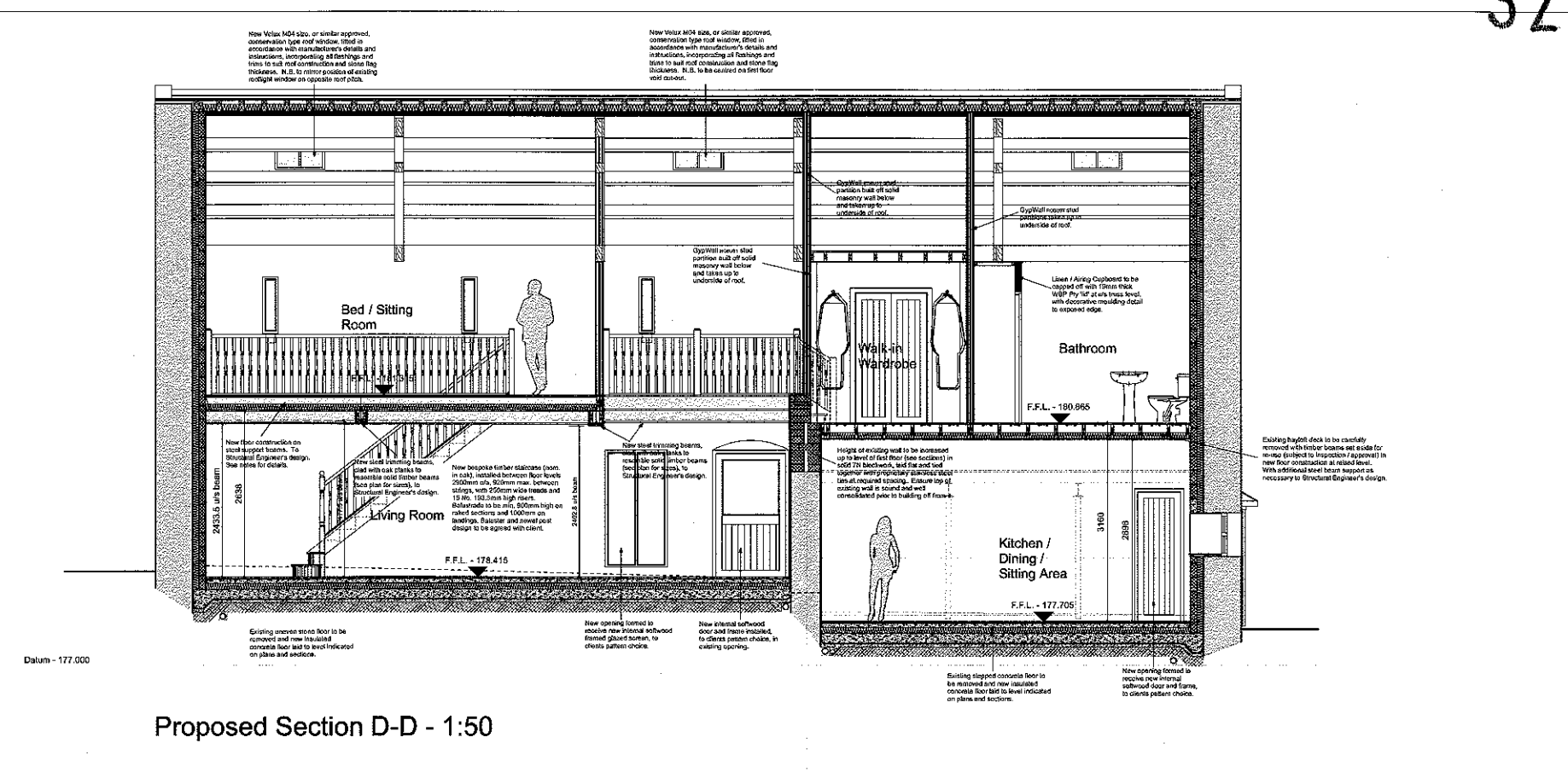
t: +44 (0) 1200 423487
f: +44 (0) 1200 458278
e: admin@iwaarchitects.co.uk
w: www.iwaarchitects.co.uk





Proposed Section C-C - 1:50

320130159P



Proposed Section D-D - 1:50

Rev	Date	Description
A	19.01.12	Amended to reflect minor changes to plans.
B	07.02.12	Small window added in Office to South elevation.
C	16.05.12	Amendments in line with Pre-Application Advice comments: 2 No. new windows omitted in East Elevation, additional small window to first floor office in South Elevation omitted, 2 No. central roof windows to North Elevation reduced to 1 No. and general notes for Planning Application added. Also amended layout to Bedroom 4 to omit small right of stairs within room.
D	18.01.13	Living walls added, multi-fuel stove flues indicated. Notes amended.

Wittons Farm
Forest Beck, Bolton-by-Bowland

Proposed Sections - Sheet 2

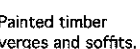
Draw. No.: 1822.P.004 Rev.: D

Date: Dec '11 Scale: 1:50@A1

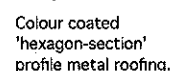
IWA Architects

Waterloo Mill, Waterloo Road, Clitheroe, Lancashire, B57 1UR.

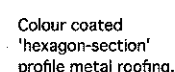
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e: admin@iwaarchitects.co.uk
w: www.iwaarchitects.co.uk



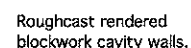
Vertical timber boarded
— double width garage
door with 'slot-windows'



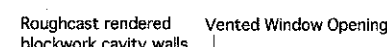
Roughcast rendered
blockwork cavity —
walls.



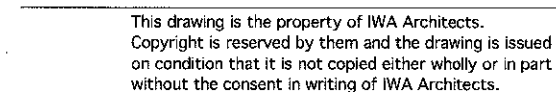
Screeded beam and
block floor construction.



Painted timber
verges and soffits.



Painted timber
verges and soffits.



Dimensions should not be scaled. All dimensions to be checked on site by the contractor before commencement of the relevant part of the work



Witton's Farm
Forest Beck, Bolton-by-Bowland

Drwg. No.: 1822.P.006

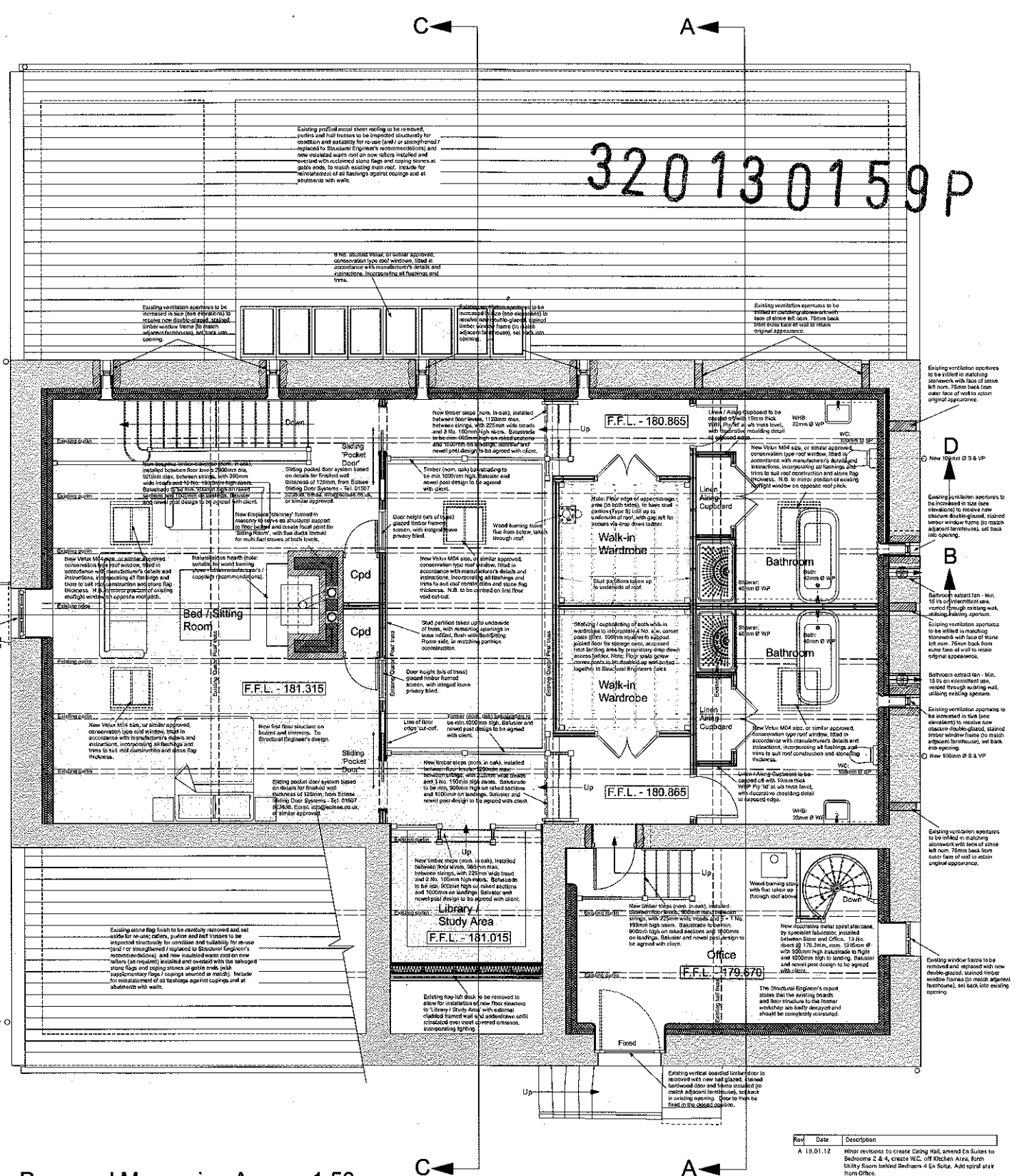
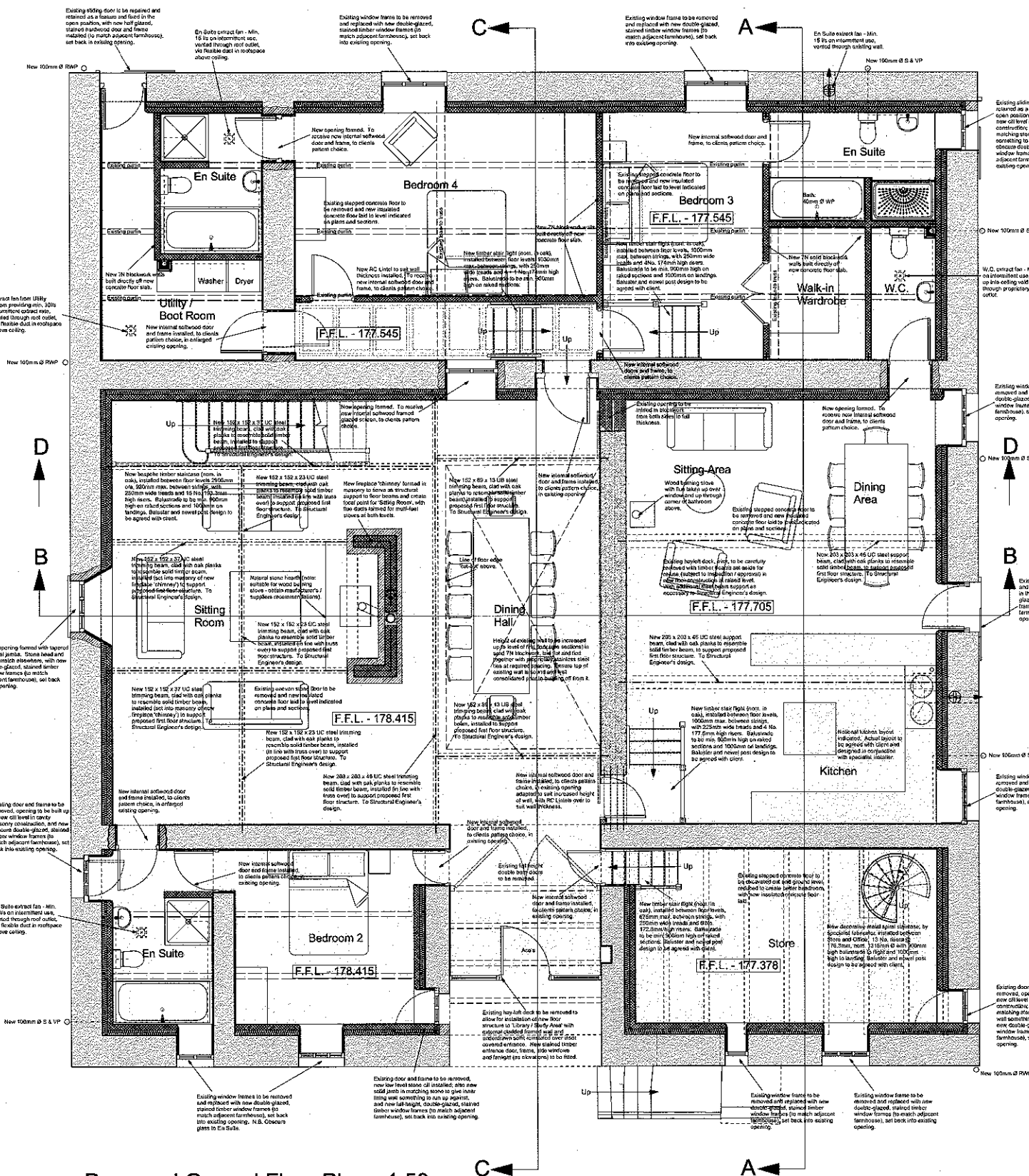
Rev. D

Date: Nov '12 Scale: 1:100@A3

IWA Architects

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

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



Proposed Ground Floor Plan - 1:50

Proposed Mezzanine Areas - 1:50

Rev	Date	Description
A	18.01.12	Minor revisions to create Dining Hall, amend En Suite to Bedrooms 2 & 4, create W.C. off Kitchen Area, add spiral stair from Office.
B	07.02.12	Small window added in Office to South elevation.
C	02.03.12	Chimney position moved to increase space for dining table.
D	16.05.12	Amendments in line with Pre-Application Advice comments: 2 No. new windows omitted in East Elevation, additional small window to first floor office in South Elevation omitted, 2 No. central roof windows to North Elevation reduced to 1 No. and general notes for Planning Application added. Also amended layout to Bedroom 4 to omit small right of stairs within room.
E	18.01.13	Living walls added, multi-level stone fire and drainage positions added, notes amended.

Wittons Farm
Forest Beck, Bolton-by-Bowland

Proposed Plans

Drwg No.: 1822.P.001 Rev.: E

Date: Dec '11 Scale: 1:50@A1
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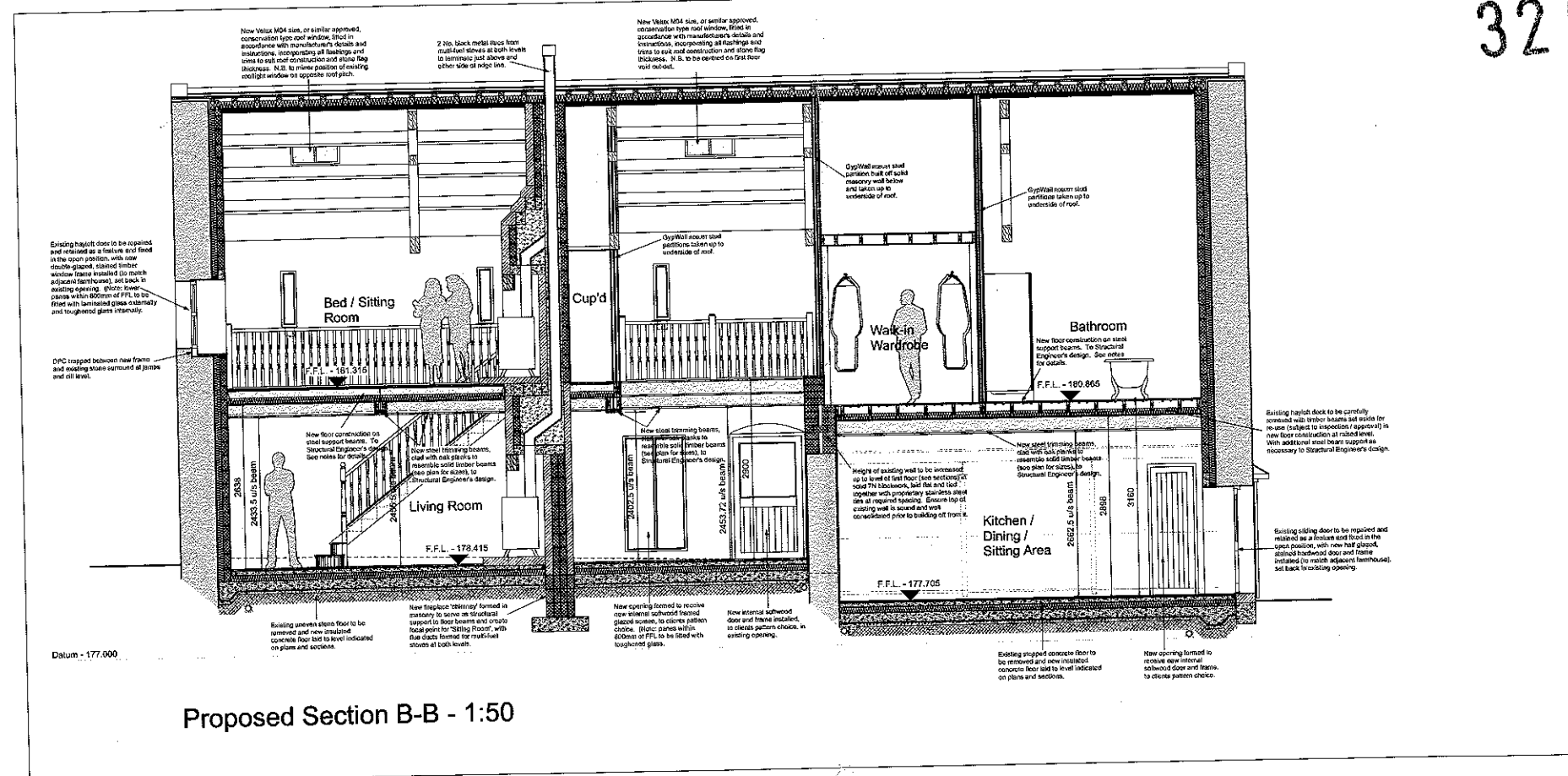
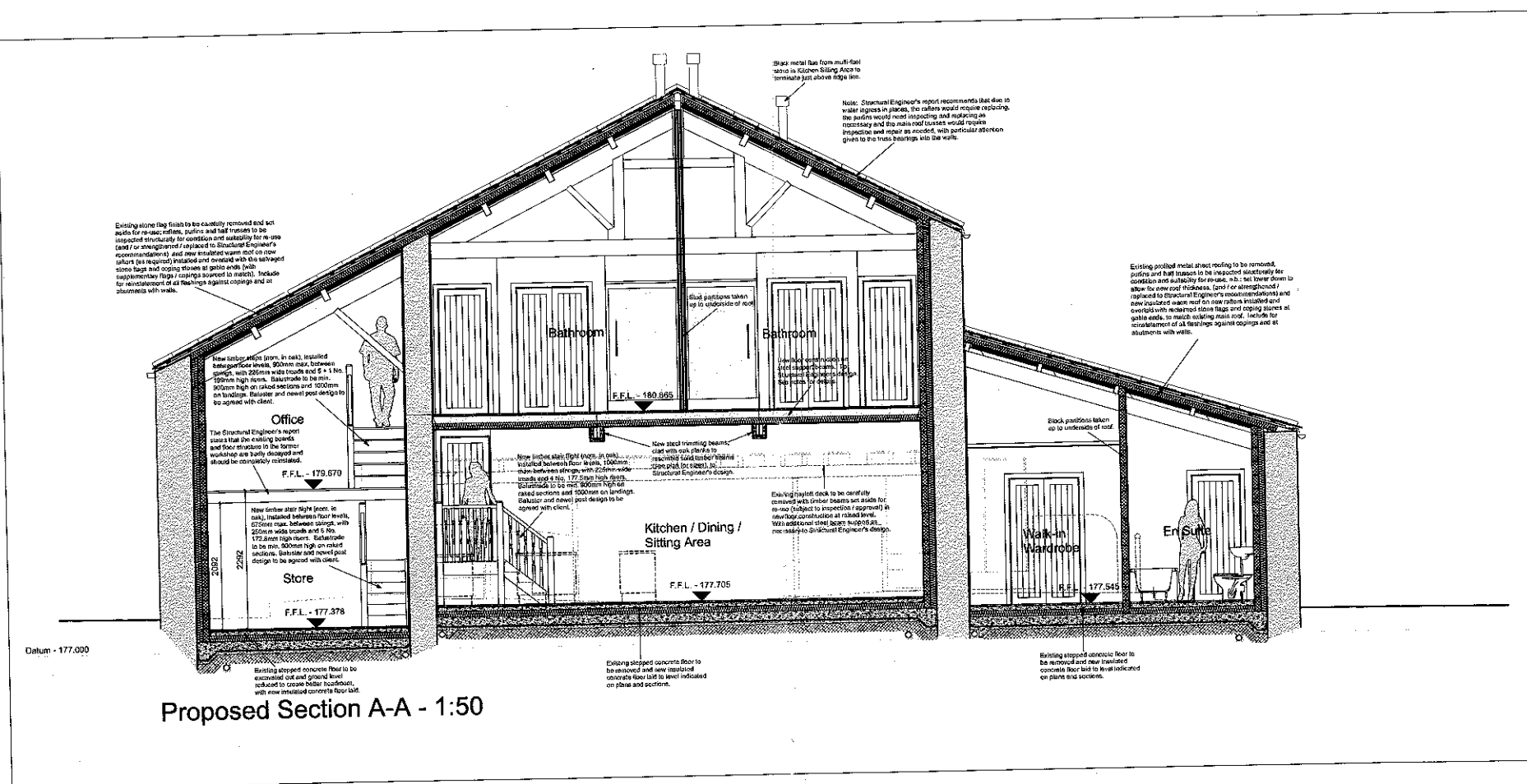
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Dimensions should not be scaled. All dimensions to be checked on site by the contractor before commencement of the relevant part of the work.

1:50

T: +44 (0) 1200 423487
F: +44 (0) 1200 436278
E: admin@iwaarchitects.co.uk
W: www.iwaarchitects.co.uk



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Rev.	Date	Description
A	19.01.12	Amended to reflect minor changes to plans.
B	16.05.12	Amendments in line with Pre-Application Advice comments: 2 No. new windows omitted in East Elevation, additional small window to first floor office in South Elevation omitted, 2 No. central roof windows to North Elevation reduced to 1 No. and general notes for Planning Application added.
C	18.01.13	Living walls added, multi-level stone flies indicated. Notes amended.

Wittens Farm
Forest Beck, Bolton-by-Bowland

Proposed Sections - Sheet 1

Dwg. No.: 1822.P.003 Rev.: C

Date: Dec '11 Scale: 1:50@A1

IWA Architects

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

t +44 (0) 1200 422487
f +44 (0) 1200 422476
e admin@iwaarchitects.co.uk
w www.iwaarchitects.co.uk