

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: DR

Application No:	3/2013/0840/P
Site:	Mill House Farm Chipping Road Chaigley BB7 3LS
Development Proposed:	Change of use from redundant stone barn to four-bedroom house
Target Date:	22 nd November 2013

CONSULTATIONS: Parish/Town Council

Aighton, Bailey and Chaigley Parish - No objection.

CONSULTATIONS: Highway/Water Authority/Other Bodies

LCC highways – No objection. Conditions recommended as follows:

1. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tar macadam, concrete, block pavements, or other approved materials. Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.
2. There shall be provision of three no vehicles within the curtilage of the property. Reason: To accommodate domestic vehicles associated with the dwelling off road.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2m measured along the centre line of the existing access from the continuation of the nearer edge of the carriageway of Longridge road to points measured 114m in each direction along the nearer edge of the carriageway of Longridge road, from the centre line of the access, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority. Reason: To ensure adequate visibility at the street junction or site access.
4. Before the development hereby permitted becomes operative, the existing hedge on the highway frontage of the site to Longridge road shall be reduced to and be permanently maintained henceforth at a height not greater than 900mm above the crown level of the carriageway of Longridge road. Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.

LCC archaeology – No objection subject to condition to require archaeological recording of the barn. A building of similar size and in a similar location as that proposed for conversion can be seen on the 1st edition Ordnance Survey, 1:10560 map, surveyed in 1844 (Lancashire Sheet 46) when the site is called *Mill House*. The barn is considered to be a non-designated Heritage Asset. The period 1750-1880 has been recognised as the most important period of farm building development in England and the proposed conversion will have a significant impact on the historic character and appearance of the building, and may result in the loss of some historic fabric. The CBAs *'An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy'* has indicated that "there is an urgent need for all local authorities to ensure that farm buildings undergoing adaptation are at least considered for recording" (p. 140) so that "a regional database of farm buildings can be derived and variations across the region examined." (ibid.). Consequently, should the LPA be minded to grant planning permission, the Lancashire Archaeology Service would recommend that an archaeological record be made of the building and that such work be

secured by means of an appropriate condition.

Environment - Contaminated land informative.

CONSULTATIONS: Additional Representations.

None received.

RELEVANT POLICIES:

Ribble Valley Districtwide Local Plan (RVDLP):

Allocation: Forest of Bowland Area of Outstanding Natural Beauty

Policy G1 - Development Control

Policy H2 - Dwellings in the Open Countryside

Policy H15 - Barn Conversions (location)

Policy H16 - Barn Conversions (building)

Policy H17 - Barn Conversions (design)

Policy ENV1 – Areas of Outstanding Natural Beauty

Policy ENV7 - Species Protection

Policy ENV14 - Archaeological and Historic Heritage

Ribble Valley Core Strategy (Regulation 22 Submission Draft Post Submission Version Including Proposed Main Changes):

Policy DMG1 – General considerations

Policy DME2 – Landscape and Townscape Protection

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

The application site lies on the western side of Chipping Road in Chaigley and comprises of a traditional stone barn with an asbestos sheet roof accessed via an existing 120m track from Chipping Road. The barn is currently associated with an existing farmhouse known as Mill House, which adjoins the barn to the south. There is a modern agricultural building to the north of the barn which is also associated with the holding. Whilst the application details that the barn is redundant, at the time of the site visit there was evidence that the barn remains in use, with hay bales being stored in the front door opening and signs of livestock having been present inside the building (although none were inside at the time of the visit). Whilst the original front elevation of the barn is intact, the rear elevation has been subject to extensions and alterations (including red brick extensions) that somewhat diminish its character. A portakabin is located adjacent to the southern gable of the barn.

Planning permission is sought for the conversion of the barn to form a single residential dwelling with 4no. bedrooms. The proposed site plan indicates that the barn would be provided with a paved yard to the rear. Mill House would retain a 6-7m strip of land between the proposed rear yard and the stone boundary wall with the field to the west to provide access to the modern barn to the north of the stone barn.

The barn lies within a group of buildings and the structural survey concludes that it is structurally sound. I observed on site that the barn appears to have been re-pointed. The applicant states that infrastructure serving the existing Mill House has capacity for the proposed conversion hence no additional expenditure would be required by public authorities on the provision of infrastructure. A modern barn exists on the site to serve the holding. The principle of the conversion is therefore acceptable in accordance with Policies H15 and H16 of the RVDLP.

The proposed alterations to facilitate the conversion are minimal and maintain the original character of the barn in accordance with Policy H17. The ventilation gaps would be retained and glazed with additional openings proposed to match those existing. The asbestos roof would be replaced with natural slate and solar tiles are proposed to be incorporated to the rear roof slope. The barn is considered to be a non-designated Heritage Asset – the conversion of the building would impact on the historic character and appearance of the

building, however it would secure its retention. Subject to a condition requiring archaeological recording, I consider the impact on the non-designated heritage asset to be acceptable.

The proposal would not adversely affect the amenities of the existing farmhouse and there are no other residential properties in close proximity to the site.

The submitted bat and barn owl survey did not find evidence of bats using the barn but foraging bats were present at the site and the survey therefore recommends that works be carried out outside of the bat hibernation season. A condition is therefore recommended accordingly.

With regards to barn owls, the survey found evidence of barn owls using the barn, although none were present at the time of the survey. Natural England advise that barn owl surveys must state whether or not:

- evidence of Barn Owls was found and exactly where within the development site
 - the site is a *potential roost site* or a *potential roost and nest site*.
 - the site has only been used for roosting or has been used for both roosting and nesting.
- Signs of occupation must be categorised as current, recent (*less than two years ago*), or old (*more than two years ago*).

Whilst the survey found evidence of barn owls within the barn, the report does not conclude whether the signs indicate current, recent or old occupation or whether the site offers a potential roost site, or a potential roost and nest site. In the absence of this and given the survey found evidence of barn owls using the barn, a precautionary approach should be taken. Conditions are therefore recommended to require a further survey immediately prior to commencement to establish whether barn owls are nesting (and with appropriate mitigation measures, including timing of works if nesting barn owls are identified) and to secure both alternative and permanent provision for barn owls at the site.

The applicant engaged in pre-application discussions with both the LHA and the LPA and proposes to improve visibility at the access from the highway. Whilst the local highway authority has raised no objections to the proposal, various conditions are recommended. As the proposal would utilise an established and recently surfaced access, I consider it is not reasonable to require resurfacing of the access point. Conditions are however recommended to improve visibility at the access with Chipping Road, to ensure all vegetation is maintained at a height of 900mm in perpetuity to maintain adequate visibility and to ensure 3 car parking spaces are provided and retained to serve the barn (2 spaces are identified on the submitted plan, however a portakabin is located within the proposed car parking area). A condition is therefore attached to require a scheme for 3 car parking spaces as there is adequate space within the existing yard for the parking of 3 vehicles.

Overall, I consider this to be a sympathetic barn conversion that would have no undue impact on highway safety, protected species or the amenities of any nearby residents, subject to appropriate conditions. As such, the proposal complies with all the applicable planning policies and guidance.

RECOMMENDATION: That conditional planning permission be granted.