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Town Planning & Development Guidance

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Adam Birkett
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Dear Adam

Mulberry Grange, Rimington

You will recall that following the submission of application 3/2018/0903, it was agreed that most of the intended works and (paddock area) change of use would be deleted from the application documents, leaving only the proposed glazed link as the subject of the application itself. The other intentions, including change of use to create a paddock and access arrangements at the rear of the already converted outbuildings, amendments to the original conversion details and also the erection of stable building were left for a follow-up application once the main features which the subject of our discussions had been resolved. The application fee was nevertheless paid on the basis of the original full intentions.

At the time of submission, the application drawings included SPA plan 4573-04-09 depicting the proposed adjustments to the previously approved converted outbuildings and also plans 4573-04-14 & 4573-04-15 which detailed the proposed stable.

The accompanying DAS titled "*Amendments to approved scheme to convert outbuildings for ancillary residential purposes as part of scheme to improve former farmhouse (3/2011/0798, 3/2011/0799 and 3/2017/0707), including works of rectification. Replacement of former slurry compound with walled residential garden (extended curtilage), use of part of former farmyard as paddock, erection of timber stable block within paddock, formation of oak framed, glazed link linking the dwelling with outbuildings and installation of small clock tower on garage (converted former barn)*" embraced all the various elements of the twinned applications but we saw no need to "slim down" the contents to reflect the application changes.

Having satisfactorily resolved the listed building and planning rectification matters, together with the glazed link, Mr and Mrs Ford now wish to resurrect the shelved elements of the overall improvements. These now take account of the various points which you made in our earlier discussions and form the basis of a fresh application for the paddock and stables (including agricultural access} together with the adjustments to the western elevation of the converted outbuildings.

The size of the stables building, together with its layout and siting have been reduced and adjusted to fall in line with our previous discussions - with the informal 'agricultural' access running around the outside of the building and paddock. It is also intended that this area will be complimented with traditional semi mature hawthorn hedges, including indigenous trees so as to complement the rural setting but also to act as a partial screen of the various buildings as seen from Dancer Lane.

In our previous discussions you have stated your strong preference for the demolition of the unattractive and somewhat dominant modern cement fibre sheeted barn. The proposed stables/paddock scheme successfully achieves this. However the large barn presently screens (as well as dominates) the western elevation of the converted outbuildings (together with the most westerly residential annex) so the present intention is to break up this view (once cleared) with appropriate planting and walling. Additionally it is intended that the existing windows can be either recessed or suitably screened with fixed louvres which will sympathetically blend, in materials and appearance, with the cladding on the remainder of the elevation.

The application includes detailed drawings to show how this will work plus photographic overlays to illustrate, perspectively, how the proposed scheme will compare with the existing view from Dancer Lane.

From these you will see that the intention is to retain the appearance of agricultural buildings as well as to minimise the viewable window area. We feel that this will be an improvement over the existing view of the large and unattractive modern barn and linked yard area and will complement the open countryside as well as the immediate residential setting.

The 2017 Bat Survey is reattached as an application document. Whilst prepared 2 years ago, we consider that its conclusion that 'the form of construction, type of use and open nature of the barn ("Barn 1") provided no potential for bat roosts' remains valid.

We are making the application as a free resubmission of those elements which were previously withdrawn and hope that this will be agreed. Please let me know if you have any queries and I will endeavour to address these.

Yours sincerely

John Willcock MRTPI