

Steven Abbott Associates LLP
Chartered Town Planners

PLANNING STATEMENT

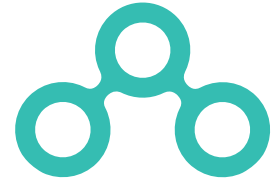
Mr M and Dr G Fisher

Proposed Conversion of Barn to Dwelling Including the Creation of Access
Improvements

Teewood Farm, Off Slaidburn Road, Waddington

November 2019





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1. INTRODUCTION

- 1.1. We act for Mr M Fisher and Dr G Fisher who own land and buildings forming part of the Colthurst Estate near Waddington in the Ribble Valley including within the Forest of Bowland Area of Outstanding Natural Beauty.
- 1.2. This document relates to proposals which formed the subject of a comprehensive pre-application submission, lodged in May 2019 and formed the subject of a response in June 2019¹. The pre-application process involved a site meeting with the Council's Case Officer, Mr Greenwood, and Mr Lorimer who is the Forest of Bowland AONB Manager. WYG also liaised with David Bloomer of Lancashire County Council (Highways and Transport).
- 1.3. The Pre-Application Statement we wrote forms part of this a planning application as it covers all the material considerations and was accepted by Messrs Greenwood and Lorimer.
- 1.4. The Conclusion and Submission Requirements of the Pre-Application response letter were as follows:

'Conclusion:

Based on the information provided, it is my view that the principle of development would be acceptable and accord with the aims of the Core Strategy and the Framework. The technical supporting information provided is also comprehensive and appears to cover the relevant material considerations; however I am sure you appreciate that these matters will be considered in greater detail by the relevant third parties during the course of any future application.

Submission Requirements:

¹ RV/2019/ENQ/00057

Should you proceed to submission of a formal application, based on the nature of the proposal/site constraints identified above, it is my opinion that the Local Planning Authority would require the following information to accompany such an application:

- *The level of information provided with the pre-application submission would be more than sufficient to validate a full application. However, please note that the red edge on the location plan should include all land necessary to carry out the development, including means of access to the highway.*

The above observations have been provided on the basis of the level of information submitted and the comments contained within this response represent officer opinion only, at the time of writing, without prejudice to the final determination of any application submitted.....'

1.5. The AONB Unit's Manager responded as follows:

'After we departed, I stopped to check views from the footpath just to the north of the Teewood Barn site. Following that brief check, I concluded that there is probably some merit in carrying out a limited and proportionate landscape and visual impact assessment of two viewpoints, namely the one from the footpath mentioned above and another on the approach from the N on the B6478. I've attached a map to give approximate locations.

Lee – you may wish to suggest other viewpoints for consideration, but these are the principal views of interest for me, in terms of the AONB.

Regards the Betty Barn site, I don't see the need for a similar LVIA.

Finally, I briefly checked the AONB Landscape Character Assessment and both sites are within the landscape character type, Undulating Lowland Farmland with Wooded Brooks,

F2 Bolton by Bowland to Waddington. I've attached the type description for your information.'

- 1.6. So, the Pre Application response from the Council and AONB Unit was positive. This Statement addresses the particular detailed queries raised in it.

2. ACTION TAKEN ON THE PRE-APPLICATION RESPONSES FROM THE COUNCIL, AONB UNIT AND LANCASHIRE COUNTY COUNCIL (TRANSPORT AND HIGHWAYS)

2.1. The table below copies what the Case Officer, AONB Unit's Manager and LCC requested by subject and a response of how his requests have been met. None of them concerned matters of principle. All of the details raised have been addressed.

Subject	Pre-Application response points from The Council, AONB Unit and LCC	Response to them within the planning application
Heritage	In order to demonstrate full compliance with Policy DMH4 (particularly the final bullet point) I would recommend some brief commentary on the history of the barns, their last known use and cessation of any associated agricultural activity, if known. The final bullet point is: 'The building has a genuine history of agricultural use or another rural enterprise'.	The buildings do have a genuine history of agricultural use. John Coward Architects produced a Statement of Significance and Condition Report in December 2018 which was submitted at the Pre-Application stage. It is submitted again with the planning application. It is impossible to add to that document.
Landscape and visual impact	<u>Case Officer:</u> The primary vantage points	It was agreed with the Case Officer and the AONB Unit's

	<p>of the site would be from the adjacent highway and from the network of public footpaths to the north, at a distance of around 250m. As discussed during our site meeting, it may be beneficial to provide a limited, proportionate LVIA to consider the impacts of the impacts of the development.</p> <p><u>AONB Unit's Manager:</u></p> <p>There is probably some merit in carrying out a limited and proportionate landscape and visual impact assessment of two viewpoints, namely the one from the footpath mentioned above and another on the approach from the N on the B6478.</p>	<p>Manager that a Verified Virtual Montage (VVM) exercise would suffice. This is a highly accurate and realistic way of showing the proposals in their landscape setting. The view points were also agreed with the Case Officer and AONB Unit's Manager following a further assessment on the ground with regard to the best locations. The VVM produced by Arcmedia (who took part in the viewpoint assessment) forms part of the planning application².</p>
Design & Layout	I note that a new upper floor window is proposed in the annexe building, which	This detail has been considered and discussed with then Applicants and

² VVM by Arcmedia, September 2019

	<p>otherwise remains untouched externally with no openings on the remaining three sides, other than new roof lights to the rear slope. To avoid the appearance of the west elevation becoming overly uniform, I would recommend that you give some consideration as to whether a roof light to serve the store room may be more suitable and potentially create less impact on the external fabric of the building.</p> <p>The rebuilding of the rear lean-to (a later addition to the barn) would result in a large expanse of glazing to the north facing elevation, which would be a contrast to the more robust nature of the host property and its attached neighbour. I appreciate that this replaces a less than</p>	<p>their architect. We would prefer to retain this feature as we do not believe that it has a material impact on the farm buildings group or the locality. The building is not listed or in a conservation area.</p> <p>The Architect has addressed this point in the Design and Access statement and detailed plans. We believe that the contrast is better than a 'heavier' structure which would dilute the integrity of the existing barn.</p>
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	<p>desirable concrete wall, however if the patio type doors are proposed I would recommend some design commentary and specification of materials/frames to demonstrate the suitability of this more contemporary approach.</p>	
<p>Removal of permitted development rights</p>	<p>Care should be taken to ensure that the area does not become overly domestic in appearance due to its prominence from the roadside. I note that the plans include measures to screen the parking bays. However, it is likely that Officers may consider removal of permitted development rights for outbuildings within the newly created curtilage.</p>	<p>It is long established national practice that the removal of permitted development rights should only occur where essential. We would question the need to do so given the particular context physically and the extensive, unsightly and highly visible large buildings it is proposed to demolish. We would be happy to discuss this matter further with the case officer if it is contentious.</p>
<p>Structural</p>	<p>The reports prepared by RG</p>	<p>JCA plans show the extent</p>

	<p>Parkins (March 2019) indicate that the barns are, in the main, structurally sound. I note that 'Barn 1' may require some rebuilding (subject to further investigation), the extent of which should be shown on drawings to be provided with any forthcoming full application.</p>	<p>of proposed rebuilding.</p>
Highways	<p>The creation of an alternative is likely to be supported in principle, subject to agreement with LCC in relation to the technical aspects of the design</p> <p>Please also be advised that Lancashire County Council provide a separate, chargeable pre-application service for highway related matters.</p>	<p>WYG submitted a pre-application enquiry to LCC. David Bloomer dealt with the enquiry. He concluded that the access proposals were beneficial and offered advice on design details - which have been taken into account.</p>
Application site boundary	<p>The red edge on the location plan should include all land necessary to carry</p>	<p>These requests have all been fully met.</p>

	<p>out the development, including means of access to the highway. Sections relating to the proposed access should also be provided to allow Officers to fully consider any associated landscape impacts from the engineering works, alongside an arboricultural assessment.</p>	
<p>Occupancy condition</p>	<p>Use of the secondary barn as annexe accommodation would be controlled by a suitably worded condition to ensure that it remains tied to the host property.</p>	<p>The Applicant has no objection to the imposition of such a condition but would appreciate a sight of the draft wording.</p>

3. POLICY CONSIDERATIONS

- 3.1. We are not aware of any changes since the pre-application reply in national, development plan or policies otherwise which affect the application proposals.

4. THE FOREST OF BOWLAND AREA OF OUTSTANDING NATURAL BEAUTY – MANAGEMENT PLAN

- 4.1. The proposals are in accordance with the Management Plan.
- 4.2. We stated in the Pre-Application Planning Statement that we would engage with the Unit's Manager, early on to seek his input on the proposals. As has been explained above he participated in the pre-application site meeting and offered helpful advice with regard to the VVMs.

5. NATIONAL PLANNING PRACTICE GUIDANCE

- 5.1. The Guidance remains as it was at the pre-application stage.

6. LANDSCAPE CHARACTER STATUS

- 6.1. The AONB Unit's Manager has kindly confirmed that the site is within the 'Undulating Lowland Farmland with Wooded Brooks, F2 Bolton by Bowland to Waddington'.

7. OTHER MATERIAL CONSIDERATIONS

7.1. This application is supported by the following documents and plans as per the Pre-application stage unless as otherwise indicated below:-

John Coward Architects

- Conservation architects' Statement of Significance and Condition Report
- Finalised Design and Access Statement
- Drawings: survey and proposed development

White Young Green

- Report on the outcome of the pre-application discussions with LCC and access proposals

R G Parkins and Co Ltd

- Structural surveys
- Site investigations
- Drainage/flood risk

ERAP

- Ecological Assessment – protected species

d2r

- Topographical survey
- Detailed measured building surveys

- 7.2. A considerable amount of work was done 'pre-application' to demonstrate the facts about the context in fine detail and to show how sensitive a conversion of the building is proposed. The pre-application response acknowledged that no interests of acknowledged importance would be harmed by the proposals.

8. CONCLUSIONS

- 8.1. No substantive problems were raised by the Case Officer, the AONB Unit's Manager or LCC at the pre-application stage.
- 8.2. Matters of detail have been addressed and the pre-application submissions have been enhanced.
- 8.3. In conclusion, we respectfully request the Council to grant planning permission.