



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

Betty Barn, Off Slaidburn Road, Waddington

October 2019



Contact Details:

Office address: **Steven Abbott Associates LLP**
Broadsword House
2 Stonecrop
North Quarry Business Park
Appley Bridge
Wigan
WN6 9DL

Contact: **Steven H Abbott, BSc (Hons) MRTPI**
Partner

Tel: 01257 251177
E-mail: stevena@abbott-associates.co.uk



Steven Abbott Associates LLP - Chartered Town Planners

Offices in Lancashire, Cumbria and Cornwall

www.abbott-associates.co.uk

CONTENTS

1.	INTRODUCTION	4
2.	ACTION TAKEN ON THE PRE-APPLICATION RESPONSES FROM THE COUNCIL, AONB UNIT AND LANCASHIRE COUNTY COUNCIL (TRANSPORT AND HIGHWAYS)	6
3.	POLICY CONSIDERATIONS	10
4.	THE FOREST OF BOWLAND AREA OF OUTSTANDING NATURAL BEAUTY – MANAGEMENT PLAN	11
5.	NATIONAL PLANNING PRACTICE GUIDANCE	12
6.	LANDSCAPE CHARACTER STATUS	13
7.	OTHER MATERIAL CONSIDERATIONS.....	14
8.	PLANNING HISTORY	16
9.	CONCLUSIONS	17

1. INTRODUCTION

- 1.1. We act for Mr M Fisher and Dr G Fisher who own land and buildings 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:

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*

¹ RV/2019/ENQ00057

red edge on the location plan should include all land necessary to carry 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.

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	<p>In order to demonstrate full compliance with Policy DMH4 (particularly the final bullet point above) I would recommend some brief commentary on the history of the barn, their last known use and cessation of any associated agricultural activity, if known.</p> <p>The final bullet point is:</p> <p>'The building has a genuine history of agricultural use or another rural enterprise'.</p>	<p>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.</p>
Landscape and visual impact	<p>I do not consider that an LVIA would be necessary for the application, some form of visual analysis would be beneficial, supported by photographs from the known vantage points.</p>	<p>It was agreed with the Case Officer and the AONB Unit's 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</p>

	<p>I would also recommend that the curtilage is tightly drawn around the building so that it is proportionate in scale. With this in mind I would advise that the copse area is omitted from the residential curtilage and the garden limited to the remaining lawn and patio.</p>	<p>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> <p>The curtilage has been tightly drawn and it was never intended that the copse area would form part of that curtilage. It would be retained and managed by The Estate.</p>
Ecology and trees	<p>Some form of arboricultural impact assessment is carried out to consider the quality and health of existing trees on site. Consideration of any possible encroachment on root protection areas should also be taken in to account when finalising the line of the new access.</p>	<p>An Arboricultural Impact Assessment has been undertaken by Bowland Tree Consultancy. It is submitted with this application.</p>
Highways	<p>The creation of an alternative is likely to be supported in principle, subject to agreement</p>	<p>WYG submitted a pre-application enquiry to LCC. David Bloomer dealt with the enquiry.</p>

² VVM by Arcmedia, September 2019

	<p>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>He concluded that the access proposals were beneficial and offered advice on design details - which have been taken into account.</p>
Lighting	<p>Care should be taken to ensure that any external lighting at the site does not result in pollution in the countryside, accounting for the location of the barn.</p>	<p>A condition could be imposed on a planning permission requiring a lighting scheme to be submitted and approved by the Council before installation.</p>
Application site boundary	<p>The red edge on the location plan should include all land necessary to carry 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>These requests have all been fully met.</p>
Access details	<p>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</p>	<p>These requests have all been fully met.</p>

	assessment.	
--	-------------	--

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

Bowland Tree Consultancy

- Arboricultural Impact Assessment

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. PLANNING HISTORY

- 8.1. In providing a formal pre-application response the Case Officer took account of submissions made by us concerning the planning history of the building and the evolution of policy. He endorsed our conclusions and added weight to them by reference to case precedents.

9. CONCLUSIONS

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

Steven Abbott Associates LLP - Chartered Town Planners

Offices in Lancashire, Cumbria and Cornwall

www.abbott-associates.co.uk