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PLANNING STATEMENT

**IN RESPECT OF A FULL PLANNING
APPLICATION FOR THE DEMOLITION OF THE
EXISTING TWO STOREY FARMHOUSE AND SIX
OUTBUILDINGS AND THE ERECTION OF A
SINGLE STOREY REPLACEMENT DWELLING**

AT

**LOWER SEED GREEN FARM, STONEYGATE
LANE, RIBCHESTER, PR3 2ZS**

Prepared by: Colin Sharpe
Our Client: Mr. P Coates
Our Ref: Coa/959/2809/CS
Date: March 2020



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



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1. INTRODUCTION

- 1.1 Gary Hoerty Associates has been instructed by Mr P Coates to submit a planning application on his behalf for the demolition of the existing two storey farmhouse and six outbuildings and the erection of a single storey replacement dwelling at Lower Seed Green Farm, Stoneygate Lane, Ribchester, PR3 2ZS.
- 1.2 In this Planning Statement we will describe the proposed development and will review the relevant policies and guidance and set out why we believe that the application complies with national planning guidance and local planning policies and why the application should therefore be looked upon favourably by the Local Planning Authority. Whilst appreciating that all planning applications are determined on their own merits, we will also refer to a number of planning permissions granted relatively recently by the Council for the demolition and replacement of existing dwellings in open countryside and Area of Outstanding Natural Beauty (AONB) locations. We will explain why we consider that the approval of this application would represent a consistency of approach by the Council, and a consistent interpretation of the relevant planning policies and guidance, when compared to the previous approvals to which we will refer.
- 1.3 We have also submitted with the application a Bat, Barn Owl and Nesting Birds Survey Report (March 2020). We request that the Council pays due regard to the contents of both that Report and this Planning Statement in the determination of this planning application.

2. THE APPLICATION SITE AND SURROUNDINGS

- 2.1 The application site has an area of approximately 3,705sq.m. and comprises a group of buildings which form part of the former farmstead of Lower Seed Green Farm. The buildings include a detached two storey three-bedroom farmhouse, which has rendered walls, and seven outbuildings (numbered 1-7 on the submitted plans). Building numbers 1-5 are timber sheds, number 6 is a Nissen hut of brick and corrugated sheet construction and number 7 is a stone built shed. The farmhouse and the outbuildings are all in a very poor state of repair. To the north of the farmhouse there is a traditional stone barn that is also within the applicant's ownership, but as no alterations to the barn are proposed in the application it is excluded the application site as outlined in red on the submitted plans.
- 2.2 The site is located on the western side of Stoneygate Lane from which it is served by an existing vehicular access. The general locality comprises open farmland with scattered dwellings and farmsteads and there are also two developments of holiday cottages on Stoneygate Lane.

- 2.3 In planning policy terms, the site is within an area of open countryside as defined in the Council's adopted Core Strategy but is not within either the Green Belt or AONB.

3. PLANNING HISTORY

- 3.1 A planning application search for Lower Seed Green Farm on the Council's website did not reveal any previous planning applications.

4. THE PROPOSED DEVELOPMENT

- 4.1 The application relates, firstly, to the demolition of the existing farmhouse and the outbuildings numbered 1-6 on the submitted plans. Only the brick built shed numbered 7 on the plans is to be retained and is unaffected by the application. Following the demolition of the existing buildings a replacement single storey dwelling will be erected.
- 4.2 The proposed dwelling is rectangular in form with dimensions of 29m by 11.75m. and will have a mono-pitched roof with a maximum height of 4.5m. and an eaves height of 2.8m. The walls of the dwelling will be natural stone and its roof will be grey metal roofing sheets. The windows will have grey aluminium frames within stone surrounds. Internally the building will contain a double garage, an open plan living/dining/kitchen room, a cinema/snug, utility room, plant room/store and three double bedrooms each with en-suite bath/shower rooms.
- 4.3 The dwelling will be sited centrally within the area presently occupied by the buildings that are to be demolished. The existing fences bounding this area will be retained, and there will be a narrow pathway around all sides of the building with the remainder of the land just being grassed. The new dwelling will be served by the existing vehicular access from Stoneygate Lane.

5. PLANNING POLICY CONSIDERATIONS

General

- 5.1 Local Planning Authorities are required to determine planning applications in accordance with the Statutory Development Plan unless material considerations indicate otherwise. In Ribble Valley, if it is to be approved, any development must therefore satisfy, as far as possible, guidance contained within the National Planning Policy Framework 2019 (NPPF) and the relevant Key Statements and Policies of the Council's Core Strategy 2008-2028 adopted December 2014.

- 5.2 We set out below extracts from the relevant documents to facilitate the assessment of the application proposal against the principal appropriate policies and guidance.

National Planning Policy Framework 2019 (NPPF)

- 5.3 The National Planning Policy Framework 2019 is now the main national planning policy guidance influencing planning decision making in England. It sets out the Government's planning policies for England and how these should be applied and provides a framework within which locally prepared plans for housing and other development can be produced.
- 5.4 Paragraphs 11 – 14 of the NPPF highlight the presumption in favour of sustainable development. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making and therefore proposed development that accords with an up to date development plan should be approved, unless other material considerations indicate that the plan should not be followed.
- 5.5 Importantly, paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that plans should positively seek opportunities to meet the development needs of their area and be sufficiently flexible to adapt to rapid change. For decision taking this means approving development proposals that accord with an up to date development plan without delay.
- 5.6 Paragraph 11 also clearly spells out the Government's presumption in favour of allowing development that accords with an up to date development plan unless any adverse impacts of doing so would demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
- 5.7 The application, in simple terms, is for the demolition of an existing two storey farmhouse and a number of dilapidated timber buildings in the open countryside and the erection of a single storey replacement dwelling. In our opinion, it is therefore a relatively straightforward proposal that we consider to constitute sustainable development as defined by the policies in NPPF taken as a whole.
- 5.8 In order for permission to be granted, the proposal must also comply with the Council's adopted Core Strategy. We will now therefore consider the proposed development against what we consider to be the most relevant Key Statements and Policies of the Core Strategy.

Ribble Valley Adopted Core Strategy 2008-2028

Key Statement DS2

- 5.9 This policy says that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework; and will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible. It also states that applications that accord with the policies of the Local Plan will be approved without delay unless material considerations indicate otherwise. As stated above, we consider that the proposal constitutes sustainable development as defined by NPPF, and we will explain below why it fully accords with the relevant policies of the Local Plan such that permission should be granted.

Key Statement EN2

- 5.10 This policy relates to landscape considerations with specific relevance to developments that are within the AONB. The Key Statement states that the landscape and character of the AONB will be protected, conserved and enhanced and that developments will need to contribute to the conservation of the natural beauty of the area. Of relevance to this application that is within the Open Countryside (but outside the AONB) it is stated, additionally, that the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.
- 5.11 The proposal involves the demolition of the existing farmhouse and six outbuildings, all of which are in a very poor state of repair, and the erection of a single storey replacement dwelling. The total volume of the buildings to be demolished is 1,648cu.m. and the volume of the proposed dwelling is 1,247cu.m. which represents a reduction of 401cu.m. or 24%.
- 5.12 Due primarily to its single storey design, the building will be very unobtrusive within the local landscape. It will replace a higher and therefore more visually prominent farmhouse that is in a poor state of repair and does not contribute in any positive sense to the appearance and character of the locality. Additionally, the proposal involves the demolition of numerous outbuildings all of which presently detract from the visual amenities of the locality. As it will be smaller in volume than the total volume of the buildings that are to be demolished, we consider that the scale of the proposed development must be acceptable and in accordance with Key Statement EN2. We will refer in Section 6 of this Statement to examples of permissions for the demolition and replacement of dwellings in the both the open countryside and AONB that have been granted by the Council where there was an **increase** in volume over the existing buildings.

- 5.13 Overall, we consider that, when viewed in the context of the existing buildings on the site, the single storey dwelling proposed in this current application represents an appropriate development that will enhance the appearance of the locality and will satisfy the requirements of Key Statement EN2.

Policy DMG2

- 5.14 This policy defines the Council's overall development strategy. As the proposal will simply replace one dwelling with another dwelling, it would have no effects upon the approved development strategy. The proposal does not therefore contravene Policy DMG2

Policy DMG1

- 5.15 This policy defines the general criteria that proposals must satisfy in order for planning permission to be granted, in respect of which we will comment below using the "headings" within the Policy.
- 5.16 **Design.** We would not seek to argue that the design of the proposed single storey dwelling is similar to other dwellings in the locality. However, we contend that, due to its low height, its stone walls and grey coloured roof, it will form an unobtrusive and entirely acceptable feature within the local landscape. We will refer in the next section of this Statement to a number of cases where permission has been granted by the Council for replacement dwellings that were larger than the original dwelling, of a totally different design and in far more prominent locations (including some that are either within or close to the AONB) than this application site.
- 5.17 **Access.** The proposed dwelling will be served by the existing access from Stoneygate Lane that, in the past, has served the working farmstead. As such, the proposal will result in a reduction in the amount of traffic that will be generated. The proposed dwelling will be provided with a double integral garage, plus outdoor parking and manoeuvring areas.
- 5.18 **Amenity.** The effects of the proposal on the visual amenities of the locality are discussed above in relation to Key Statement EN2. With regards to the amenities of nearby residents, there are no existing residential properties close enough to the site for the amenities of their occupiers to be in any way affected by the proposed development.
- 5.19 **Environment.** The location of the proposed development is not subject to any special environmental protection. The proposed dwelling will be constructed on land presently occupied by an existing dwelling and seven somewhat dilapidated outbuildings. As it would therefore be constructed on previously developed land, we do not consider that the proposed dwelling would have any detrimental effects upon the natural environment. We have also submitted with the application a Bat,

Barn Owl and Nesting Bird Survey Report (Reference 6235 dated 17th March 2020) which confirms that the seven buildings that are to be demolished all have negligible potential for bats, and low potential for use by owls. The survey found past indication of use by bats only in the building numbered 7 on the submitted plans, but that building is to be retained and will be unaffected by the proposed development. Therefore, subject to appropriate mitigation measures, the proposed development would not cause any harm to bats, barn owls or nesting birds. We confirm that, if planning permission is granted in respect of this current proposal, the applicant will follow all the recommendations and mitigation measures comprised in Section 9 of the Report.

- 5.20 We will cover the reference in Policy DMG1 to “Heritage Assets” below with reference to the more specific Policy DME4 and Section 16 of NPPF. Overall, however, we contend that the proposal satisfies all the relevant requirements of Policy DMG1.

Policy DME2

- 5.21 This policy relates to the protection of the landscape and townscape and states that proposals will be refused if they would significantly harm a number of specified important landscape or landscape features. The only one of the specified features that could be of relevance to this application is “hedgerows and individual trees.” As there are no existing hedgerows or trees that would be affected by the proposed dwelling, we contend that the proposal complies with Policy DME2

Policy DME3

- 5.22 This policy relates to the protection and conservation of site and species. For reasons given in the submitted Bat, Barn Owl and Nesting Bird Survey Report, as referred to above in paragraph 5.19, we consider that the proposal satisfies the requirements of this policy.

Policy DMH3

- 5.23 This policy specifies the limited types of residential development that are permissible in the open countryside and AONB, one of which is the rebuilding or replacement of existing dwellings. Such proposals are permissible subject to compliance with the criteria that (1) the residential use of the property has not been abandoned; (2) there being no adverse impact on the landscape in relation to the new dwelling; and (3) the need to extend an existing curtilage. Although the existing farmhouse has not been occupied for a number of years and is in a poor state of repair, it still contains all the facilities necessary for residential occupation and has not been used for any other purpose. The residential use of the property has therefore not been abandoned. As already stated, the proposed dwelling does not have any adverse impact on the landscape, and there is no proposed extension

of the residential curtilage. Overall, we consider the current proposal to comply with the requirements of Policy DMH3.

Policy DME4

- 5.24 This policy relates to the protection of Heritage Assets. As would be expected, this policy concentrates on the protection of Conservation Areas, Listed Buildings, Registered Historic Parks and Gardens and Scheduled Monuments and other archaeological remains. This application site and the buildings it contains are not subject to any statutory protection. We acknowledge that some farmhouses and agricultural buildings are of traditional design and construction such that they could be regarded as non-designated heritage assets. However (as illustrated by the photographs appended to the Bat, Barn Owl and Nesting Bird Survey Report) the outbuildings at this site are predominantly timber, mainly dilapidated and of no architectural or historic interest; and the farmhouse has a rendered finish and again, in our opinion, is of no particular merit or importance. As such we do not consider any of the buildings on the site to constitute even non-designated heritage assets. The second section of this policy relates to *“Listed Buildings and other buildings of significant heritage interest”* and states that *“any proposals involving the demolition or loss of important historic fabric from Listed Buildings will be refused unless it can be demonstrated that exceptional circumstances exist.”* The important point to note here is that there is no reference to the demolition of buildings that are **not** Statutory Listed Buildings. We would add that there is no other policy within the Core Strategy that deals with the demolition of non-designated heritage assets. Whilst, as stated, we do not consider the buildings at the site to constitute non-designated heritage assets we, consider it appropriate to refer to Section 16 of NPPF, that concerns the conservation and enhancement of the historic environment in case the Council does not agree with our viewpoint on this matter.
- 5.25 Again, as would be expected, this section of NPPF deals primarily with areas and structures that are covered by some form of statutory protection. However, paragraph 197 states that *“the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”*. In this case, for reasons already stated, in the event that the Council considers any buildings on the site to be non-designated heritage assets, we contend that the level of heritage significance would be very low and that any harm would be outweighed by the improvements to the appearance of the locality that would result from the approval and implementation of this application. Whilst maintaining our opinion that this site does not contain any non-designated heritage assets, we are aware of numerous recent examples in Ribble Valley where permissions have been granted for development schemes involving the demolition of traditional agricultural buildings where no consideration has been

given to the possible historic importance/significance of the buildings. We give details of some of those cases in the next section of this Statement, and, in the determination of this current application, we look to the Council to be consistent with its past consideration and determination of similar applications.

- 5.26 For the reasons given above, we consider that we have demonstrated that the proposed development represents sustainable development that is fully compliant with NPPF and the relevant Policies of the Council's adopted Core Strategy. However, in further support of our contention that this application should therefore be approved, we examine in the next section of this Statement, a number of permissions for the demolition and replacement of dwellings in the open countryside and AONB that have recently been granted by the Council following their consideration of the respective applications within the same policy context that is applicable to this current application.

6. SIMILAR DEVELOPMENTS IN RIBBLE VALLEY

- 6.1 Before considering other relevant developments in Ribble Valley, we will reiterate that this application relates to the demolition of a farmhouse and six outbuildings, none of which we consider to be of any historic or architectural importance, and the erection of a single storey replacement dwelling. For reasons that we have already stated, we consider the size, design and external materials to be appropriate for the locality such that the replacement dwelling would not appear as an inappropriate or discordant feature in the landscape. Whilst there will undoubtedly be many more examples of planning permissions for similar developments in the Ribble Valley, we refer below to five cases that we consider to be of relevance to the consideration of this application at Lower Seed Green Farm, whilst, however, stressing that, in all of the following cases, the buildings that were approved for demolition had greater architectural/historic importance than any of the buildings on the site of this current application.

Sawley Lodge, Sawley

- 6.2 3/2013/0853 – Proposed construction of a new gateway and gatehouse lodge, reinstatement of original driveway route and provision of car parking facility for anglers. Approved with conditions on 20 January 2014.

3/2013/0854 – Proposed erection of replacement dwelling. Approved with conditions on 30 January 2014.

- 6.3 The original property known as Sawley Lodge was a two storey Victorian Lodge on raised ground within the AONB to the north of the village of Sawley. The building was not Listed nor was it on any local list although it had been previously reviewed for that purpose. In the Planning Statement submitted in support of the two applications referred to above, the applicant's agent concluded

that the Victorian Lodge did not meet the definition of a heritage asset included in the NPPF as follows:

“Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)”

- 6.4 Both of the applications were considered by the Council’s Planning and Development Committee on 16 January 2013, with both recommended for approval. With regard to the application for the replacement dwelling, there was no mention in the written report of the question as to whether the existing dwelling constituted a heritage asset. It therefore appears that the Council’s officers concurred with the opinion of the applicant’s agent that it was not a heritage asset and that, as such, its demolition was not an issue.
- 6.5 It was stated in the Committee Report that, as the proposal was for a replacement dwelling, it was not contrary to paragraph 55 of NPPF that seeks to avoid isolated homes in the countryside and was therefore acceptable in principle. It was accepted in the report, however, that there was a *“need to consider the overall scale of the replacement dwelling and the cumulative increase in size/scale and its relationship with the wider context and setting.”*
- 6.6 In making those considerations, it was accepted that the proposed replacement dwelling and associated courtyard buildings represented a significant increase in the overall footprint in relation to the existing buildings on site. The “elevational hierarchy” of the proposed replacement dwelling was also described which, in my opinion, made it evidently clear that the style/design of the proposed building bore no relationship to the Victorian Lodge that it was to replace. Reference was also made to concerns expressed about the proposals from both the Principal AONB Officer and the County Council Landscape Unit.
- 6.7 However, having taken all relevant matters into account, the conclusion of the report relating to the replacement dwelling was as follows:

“Whilst it is recognised that there will be some level of measurable visual impact as a result of the development I consider, given the existing and proposed landscaping and whilst taking into account long and short approach views to the development that the visual harm/impact associated with the development upon the immediate and wider landscape setting would be acceptable.

Therefore, having carefully considered all of the above matters I consider that the proposal would not be of detriment to the visual amenity of the area or the residential amenities of neighbouring/nearby occupiers.”

- 6.8 On the same agenda was a separate report relating to the proposed gateway, gatehouse and associated works, the conclusion of which was exactly the same as that quoted above relating to the replacement dwelling. The Council's Planning Officers therefore considered that, in view of proposed landscaping works, the cumulative visual impact of the developments comprised in the two applications were "acceptable" and approval was accordingly recommended in respect of both applications. Committee resolved in accordance with those recommendations.
- 6.9 With regard to these two applications at Sawley Lodge, we would comment firstly that, not only is the site in the AONB, it is also on raised ground close to the boundaries of the Sawley Conservation Area that contains the remains of Sawley Abbey, a Scheduled Ancient Monument. The Council's planning officers and Members considered the proposed development to be acceptable with regard to its effects upon all these designations, notwithstanding that the proposed dwelling was many times larger than the Victorian Lodge that it was to replace. Additionally, as previously stated, the Victorian Lodge had been reviewed for Listed Building status and must therefore, in our opinion, have had at least some architectural and/or historic importance. However, the Council did not consider it to represent even a non-designated heritage asset, such that its demolition was not even discussed as an issue in the Committee Report. Therefore, at Sawley Lodge, permission was granted for the demolition of a dwelling that we contend should have been regarded as a non-designated heritage asset, and the erection of a replacement dwelling that was considerably larger and of a totally different design. We would therefore respectfully suggest that there should be absolutely no objections from the Council's officers or Members with regard to the demolition of the buildings as proposed in this application and the erection of an un-obtrusive single storey dwelling that is smaller in volume than the total volume of the buildings that are to be demolished.

The Eaves, Pendleton Road, Wiswell

- 6.10 3/2014/0053 – Proposed demolition of all buildings on the site (existing house, kennels and various outbuildings) and erection of dwelling house (including bed and breakfast element.) reduced footprint scheme of approved application 3/2012/0010. Approved with conditions on 3 April 2014.
- 6.11 With regard to this approved development, we would firstly comment that, whilst the original application in 2012 was considered against only the Policies of the former Districtwide Local Plan, the permission in 2014 was granted following consideration against the Policies of the Regulation 22 Consultation Draft of the Core Strategy. Being on the north side of Pendleton Road, The Eaves is just outside the AONB but the land on the south side of the road is within the Forest of Pendle part of the AONB. The site is therefore within the Open Countryside, but it is on raised ground and is clearly visible from the A59 and on lower ground to the north of the site.

- 6.12 Whilst we have not calculated the area/volume of the approved building or the original buildings that have been demolished, we are sure that the Council will not dispute that the approved development comprises a very significant increase in 'built- form' compared to the site before the application was approved. The scale and design of the dwelling is also considerably different from the original dwelling that has been demolished. The replacement dwelling is a prominent feature within the landscape, especially when viewed from the lower ground to the north, from which direction, of course, it is viewed against the backdrop of the higher ground to the south that is within the AONB.
- 6.13 Comparing the approved development at The Eaves with this proposal at Lower Seed Green Farm, we would contend that the replacement dwelling has a visual impact upon both the open countryside within which it is situated and the immediately adjoining AONB. The replacement dwelling was also considerably larger than the total of the buildings that were demolished. As that application was approved, we again contend that the Council should have no objections to this current application that results in a reduction in the volume of buildings on a site that is considerably less conspicuous in the local landscape.

Moorhouse Farm, Clitheroe Road, Knowle Green

- 6.14 3/2015/0757 – Proposed demolition of an existing barn and construction of replacement dwelling and garage, conversion of existing outbuildings to form annex and extension of existing curtilage to provide parking and garaging. Approved with conditions 23 December 2015.
- 6.15 This site is located within the open countryside on the south side of Clitheroe Road, Knowle Green. The land on the north side of the road at this location is within the AONB. The original farmhouse and its attached barn were designated as a Listed Building in November 1983 but were de-listed in November 2012 for the reasons that significant internal alterations had resulted in the loss of a significant amount of original fabric; and alterations to the front, rear and west gable end had further eroded the architectural character of the building. Following a serious fire, the farmhouse part of the building was considered by the Council's Building Inspectors to be unsafe and dangerous. This part of the building was therefore demolished, but the barn part of the building was retained. In view of those specific circumstances, the Council accepted that the demolition of the farmhouse did not amount to the abandonment of residential use at the site.
- 6.16 When application 3/2015/0757 was submitted, only the barn remained on-site, but, due to the specific circumstances described above, the Council considered the application on the basis that it was for a replacement dwelling as opposed to a new-build dwelling. There are two reasons why we have referred to this approval. Firstly, it is because, again, the replacement dwelling was considerably larger than the combined dwelling/barn that it replaced and of a totally different style/design. One of the design features of the approved replacement dwelling was a

predominance of glazing with the south elevation in particular being totally glazed. Secondly, it is because the barn that was approved for demolition had previously been part of a Statutory Listed Building. Whilst the building was no longer listed, and much of it had been demolished, we would comment that the barn must have had at least some architectural and/or historic interest. However, it is not clear whether this consideration was involved in the Council's decision to approve a development involving the demolition of the barn.

- 6.17 We do not contend that the Council has erred in approving the demolition of the barn and the erection of a replacement dwelling of that particular design and external materials. We concur with the Council's opinion that, although different from the building that it has replaced in both size and appearance, the approved dwelling does not detract from the appearance and character of the locality and the application is in accordance with the applicable planning policies. We contend that the replacement dwelling that is the subject of this current application, whilst different from the existing dwelling, does not differ as significantly from the existing buildings as was the case with approved application 3/2015/0757. We therefore ask that this application is also determined to be in accordance with the applicable planning policies, such that permission is accordingly granted.

Painley Farm, Knott Lane, Newsholme

- 6.18 3/2017/0248 – New dwelling to replace existing farmhouse and two barn conversions approved under planning permission 3/2016/0575. Approved with conditions May 2017.
- 6.19 Painley Farm comprises a group of agricultural buildings and a detached farmhouse in an isolated open countryside (but not AONB) location between Gisburn and Horton. The agricultural buildings are a mixture of traditional stone-built barns and modern portal framed buildings. Under reference 3/2016/0575, permission was granted for the conversion of two stone-built barns into dwellings that would have been in addition to the existing farmhouse that was to be retained. Under that permission, a number of modern agricultural buildings were to be demolished.
- 6.20 Rather than proceed with that permission, however, application 3/2017/0248 was submitted for an alternative development of just one large dwelling to replace the existing farmhouse and the two approved barn conversions. This alternative development was approved. It involved the demolition of one of the traditional barns and all the modern agricultural buildings. The other traditional barn was to be retained in order to provide garages and additional living accommodation to the replacement, new build, dwelling to which it would be attached by a glazed link.
- 6.21 As this proposal involves the demolition of large agricultural buildings and the existing farmhouse, it does not result in an increase in the volume of built

development at the site. The new dwelling, however, is substantially different in scale and design to the original farmhouse and the approved barn conversions. As with the approved development at Knowle Green referred to above, the proposed dwelling contains significantly more glazing than was contained in the original dwelling and the approved barn conversion schemes. It also contains a basement that has one, predominantly glazed, external elevation such that when viewing that elevation (the south) the dwelling appears as a three-storey structure, whilst it is two storeys high when viewing the other elevations.

- 6.22 Due to the large amount of demolition involved, and the scale/design of the proposed dwelling, this approved development will change the appearance of the site from a typical farmstead, including traditional and modern buildings, to a large single dwelling of modern design with an attached annex of traditional design (as it is a converted traditional barn). We are not saying that the Council has erred in granting permission for this significant change in the appearance and character of the site with consequential changes in the local landscape. What we are again contending is that, as this application was approved, we can see absolutely no legitimate planning objections to the replacement dwelling proposed in this application for Lower Seed Green Farm.

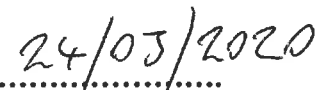
Lower Read Wood farm, Old Roman Road, Read.

- 6.23 3/2017/1081 – Demolition of dwelling and outbuilding and the erection of a replacement dwelling with detached garage. Approved with conditions on 9 February 2018.
- 6.24 This application related to a property known as Lower Read Wood Farm, but the property was not in use as a working farm at the time of the application. The main buildings at the property were a traditional two storey farmhouse with an attached barn. The farmhouse was located at the eastern end of an approximately 220m long farm track off the eastern side of Old Roman Road within the Forest of Pendle AONB.
- 6.25 The farmhouse and barn were simple in form, being two storeys high, rectangular in shape and of stone construction under a slate roof. The approved replacement building was two storeys high but with a basement and was of irregular shape and had numerous different eaves and ridge heights. The replacement dwelling was therefore not only larger than the original building, but it was also of a totally different style and design. We are not saying that the Council erred in any way in granting this permission because the approved dwelling is similar in scale and in its general design to numerous other properties in the locality which, in this case, of course, is within the AONB.
- 6.26 The point that we are making is that the permission was granted for the demolition of the existing traditional building as the Council did not consider the heritage asset to be worthy of retention. Whilst, again, we do not disagree with the

Council's judgement in respect of this specific consideration, we would comment that, in our opinion, the buildings approved for demolition at Lower Read Wood Farm were of more heritage importance than any of the existing buildings at Lower Seed Green Farm. For reasons that we have given in Section 5 above we contend that the demolition of the existing buildings at Lower Seed Green Farm, to be replaced by the unobtrusive proposed single storey dwelling, should also be considered by the Council's officers or Members to be acceptable in principle.

7. SUMMARY AND CONCLUSIONS

- 7.1 We consider that we have demonstrated in this Planning Statement (as supported by the separate Bat, Barn Owl and Nesting Birds Survey Report) that the proposal represents sustainable development that is in compliance with NPPF and the relevant Policies of the Council's adopted Core Strategy. We also consider that in Section 6 of this Statement we have demonstrated that, in its consideration of similar (but, generally, much more substantial) proposals, the Council has accepted that a development in the open countryside (including the AONB) can be different in scale and appearance to the existing situation whilst still complying with the requirements of the relevant policies. In some of the cases to which we have referred, the permissions also involved the demolition of buildings that could have been regarded as non-designated heritage assets. We do not consider the buildings at Lower Seed Green Farm to constitute non-designated heritage assets but, if the Council was to disagree with us on this point, we contend that none of the buildings have anywhere near the level of heritage importance as any of the other buildings to which we have referred that the Council has approved for demolition. We also contend that the proposal under consideration in this application will also result in considerably less substantial changes to the local landscape than those examples to which we have referred above.
- 7.2 Therefore, overall, we consider the proposed development to be in accordance with the Development Plan. In order to comply with paragraph 11 of NPPF and Core Strategy Key Statement DS2 we accordingly consider that permission should be granted without delay subject to any reasonable conditions that the Council considers to be necessary.
- 7.3 If, however, the Council requires any amendments to the proposal, and/or the submission of any additional information in order for permission to be granted, we would ask that you give us the opportunity to address the same (in accordance with NPPF paragraph 38) prior to the determination of the application.

Signed..........Date..........
Colin Sharpe DipTP MRTPI
For and on behalf of Gary Hoerty Associates