

## Nicola Gunn

---

**From:** webmaster@ribblevalley.gov.uk  
**Sent:** 06 July 2020 13:05  
**To:** Planning  
**Subject:** Form completion: Planning Application Comments Form

### FORM DETAILS

**Web Ref No:** 20826  
**Form:** Planning Application Comments Form  
**Completed:** 06/07/2020 13:05:20  
**Status:** Pending

-----  

### USER DETAILS

**Site user email:** [REDACTED]

-----  

### USER INPUTS

**title:** [REDACTED]  
**LastName:** [REDACTED]  
**firstName:** [REDACTED]  
**numberName:** 2 Bradley Court  
**postAddress:** 2 Bradley Court Thornley Road Chaigley Clitheroe  
**postCode:** BB7 3LY  
**refNo:** 3/2020/0344  
**addDev:** 3 Bradley Court Thornley Road Chaigley Clitheroe BB7 3LY

**comments:** I wish to make the following comments in relation to 3/2020/0344: I object to the scale, appearance and design of planning application 3/2020/0344, my reasons being that if approved it will be a significant change to a historic building in the Forest of Bowland AONB and will have a visible and noticeable impact on the character of the area: 1. The sympathetic conversion of Bradley Hall Barns in to 9 dwellings in 1991 (3/1991/0755) to form what is now Bradley Court ensured that the barns were kept to their original format but sensitively converted, therefore they now enhance the area of outstanding natural beauty in which they stand, in harmony with the local landscape. 2. The planning application for the addition of two extra windows to the gable end (south, side elevation) of No.3 will have a significant impact on the scale, appearance and design of the original barn wall and its wealth of historic features. The roof light and French doors are not in keeping with any of the other properties, there are no other roof lights and properties have single half glazed doors therefore, this will have a visible impact on the roof line, the look and feel of Bradley Court and an impact on the character of the area. 3. As Bradley Court (Thornley) Ltd, the freeholder, has not been consulted in this process I, as one of the 9 Directors of the company, am concerned should the planning application be approved what detrimental precedent this will set for subsequent submissions of applications for alterations to the other properties. This could have long-term and significant impacts on the character, appearance and design of all the original barns. Please note: We have a comprehensive set of covenants by which the residents abide in order to adhere to the original planning constraints and to maintain a high standard of appearance and to the visible and noticeable impact of Bradley Court on the character of the area. I have not attached these but they are available should you wish to review them. 4. Whilst I appreciate the applicants request for extra light to the bathrooms and lounge, the stipulation of the 1991 approval for the conversion of the barns was the preservation of original window and door openings and the retention of original beams which has resulted in dwellings with darker internal space, this is the character of the old

barns. 5. I would also like to make comment on the Bat Survey, which states in its conclusion "no visible evidence of bats or nesting birds". I dispute this as I can confirm that several bats can be seen each evening feeding in the courtyard and environs of Bradley Court, I erected a bat box 2 years ago (photo 2) which is adjacent to No.3 (east, courtyard elevation) but has not been included in the survey photograph or referred to in the text of the survey. The gable end (south, side elevation) of No.3 where the two additional windows are proposed, is home to a large number of house sparrow (a declining species in England, protected by the Wildlife and Countryside Act 1981) who live, nest and roost in the 12 terracotta pipe holes (photo 1) and underdrawings year round, discarded egg shells would have been clearly visible on the ground at the time of the survey. Sparrow live and are also currently nesting adjacent to No.3 along the underdrawings on Nos 2 and 1 (south, side elevation) parallel to the road. 6. Over the years Bradley Court has become home to barn owls and kestrels (both declining and protected by the Wildlife and Countryside Act 1981). A barn owl has nested this year. The environs provide excellent habitat for many other bird, mammal and invertebrate species. Any significant alterations to properties at Bradley Court would have a detrimental effect on nature conservation. Enc: Photo1. showing 12 nest holes - Photo 2. showing bat box " sent be email

**Nicola Gunn**

---

**From:** [REDACTED]  
**Sent:** 06 July 2020 13:06  
**To:** Planning  
**Cc:** [REDACTED]  
**Subject:** PLANNING CONSULTATION 3/2020/0344 3 BRADLEY COURT CHIPPING BB7 3LY  
**Attachments:** Comments 3-2020-0344.docx

FAO Harriet McCartney

Dear Harriet

Further to my submission of comments via the portal I was unable to attach photographs in support of my comments regarding the Bat Survey, these are attached within the comments document below:

Copied to the Thornley with Wheatley Parish Council for information as no contact has been made by our councillor.

Kind regards

[REDACTED]

2 Bradley Court

[REDACTED]

[REDACTED]

[REDACTED]  
contents and you should destroy it and inform the sender. Whilst this email and associated attachments will have been checked for known viruses whilst within [REDACTED] we can accept no responsibility once it has left our systems. Communications [REDACTED] systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.



I wish to make the following comments in relation to 3/2020/0344:

I object to the scale, appearance and design of planning application 3/2020/0344, my reasons being that if approved it will be a significant change to a historic building in the Forest of Bowland AONB and will have a visible and noticeable impact on the character of the area:

1. The sympathetic conversion of Bradley Hall Barns in to 9 dwellings in 1991 (3/1991/0755) to form what is now Bradley Court ensured that the barns were kept to their original format but sensitively converted, therefore they now enhance the area of outstanding natural beauty in which they stand, in harmony with the local landscape.
2. The planning application for the addition of two extra windows to the gable end (south, side elevation) of No.3 will have a significant impact on the scale, appearance and design of the original barn wall and its wealth of historic features. The roof light and French doors are not in keeping with any of the other 8 properties, there are no other roof lights and all properties have single half glazed doors therefore, this will have a visible impact on the roof line, the look and feel of Bradley Court and an impact on the character of the area.
3. As Bradley Court (Thornley) Ltd, the freeholder, has not been consulted in this process I, as one of the 9 Directors of the company, am concerned should the planning application be approved what detrimental precedent this will set for subsequent submissions of applications for alterations to the other properties. This could have long-term and significant impacts on the character, appearance and design of all the original barns. Please note: We have a comprehensive set of covenants by which the residents abide in order to adhere to the original planning constraints and to maintain a high standard of appearance and to the visible and noticeable impact of Bradley Court on the character of the area. I have not attached these but they are available should you wish to review them.
4. Whilst I appreciate the applicants request for extra light to the bathrooms and lounge, the stipulation of the 1991 approval for the conversion of the barns was the preservation of original window and door openings and the retention of original beams which has resulted in dwellings with darker internal space, this is the character of the old barns.
5. I would also like to make comment on the Bat Survey, which states in its conclusion 'no visible evidence of bats or nesting birds'. I dispute this as I can confirm that several bats can be seen each evening feeding in the courtyard and environs of Bradley Court, I erected a bat box 2 years ago (photo 2) which is adjacent to No.3 (east, courtyard elevation) but has not been included in the survey photograph or referred to in the text of the survey. The gable end (south, side elevation) of No.3 where the two additional windows are proposed, is home to a large number of house sparrow (a declining species in England, protected by the Wildlife and Countryside Act 1981) who live, nest and roost in the 12 terracotta pipe holes (photo 1) and underdrawings year round, discarded egg shells would have been clearly visible on the ground at the time of the survey. Sparrow live and are also currently nesting adjacent to No.3 along the underdrawings on No's 2 and 1 (south, side elevation) parallel to the road.
6. Over the years Bradley Court has become home to barn owls and kestrels (both declining and protected by the Wildlife and Countryside Act 1981). A barn owl has nested this year. The environs provide excellent habitat for many other bird, mammal and invertebrate species. Any significant alterations to properties at Bradley Court would have a detrimental effect on nature conservation.

Enc: Photo1. showing 12 nest holes - Photo 2. showing bat box



