

Planning Design and Access Statement Rev 1

The construction of an acoustic attenuating and privacy boundary wall and associated structure, along with the insertion of separate sewage treatment plant for the exclusive use of Higher Greaves Barn.

Location : Higher Greaves Barn, Holden Lane, Bolton By Bowland, Clitheroe, Lancs BB7 4LZ

- 1 This statement is prepared by Mr S Cherry in support of the planning application.
- 2 The revised application addresses the concerns raised in the refused planning application 3/2021/0003.
- 3 The works mainly consist of the following :
 - a Erection of a boundary wall structure.
 - b Installation of a new sewage packaged treatment plant.
 - c Erection of a removable structure.

3a It is proposed to construct a boundary wall with the Westerly elevation fronting the properties Higher and Lower Greaves Barn constructed from random stone. The Easterly elevation will be constructed from random stone for the lower section of the wall with the raised section of the wall constructed from dense concrete block with render finish,

Currently there is no privacy or boundary structure other than a wire fence, the use of the land as a drive and the existing close proximity sewage services do not allow for the installation of a natural hedgerow as the root structures of such a hedgerow would interfere with these services. A hedgerow would not provide an acoustic screen.

The lower section of the wall will be constructed to a height of 1.3m and length of 7.4m from locally sourced random stone with a stone flag capping. The raised section of the wall will be constructed to a height of 1.73m and a length of 5.8m with stone flag capping.

The new proposed boundary wall is shielded at the rear (Easterly view) from any nearby views (nearest public view approx 180m away) by adjacent farm buildings and the front Westerly face is not visible from the bulk of the traffic utilising Holden Lane. The existing boundary wall of Higher Greaves barn adjacent to Holden Lane and the elevated position of Holden Lane largely obscures views of the Westerly elevation of the proposed development area.

3b The current arrangement for sewage treatment at the site is through the use of a packaged treatment plant (PTP) installed in 1998 as a shared usage plant with the owners of the adjacent semi-detached property (marked as yellow square on plan A3 Plan 101). It is proposed to retain this plant in its current format and use and install a dedicated new treatment plant located adjacent to the existing plant for the exclusive use of Higher Greaves Barn. Shared arrangements have the potential for legal issues to develop although, in this instance, there are no Legal disputes with the owners of the adjacent semi-detached property. The PTP will be located in the driveway in the ownership of Higher Greaves Barn, its outflow will disperse inline with the Legal entitlements within the Title deeds and subject to regulatory standards at the time of installation - these aspects are covered by separate legislation and building regulation approval.

The PTP will be a Klärgester 'BioFicient' or similar manufacturer with a performance matching or exceeding the requirements of separate legislation BS EN12566-3 and BS 6297:2007 (if applicable) and the 'General Binding Rules'.

3c It is proposed to construct a free-standing timber structure as shown in the supporting plans and this will abut the boundary wall. This structure is removable to allow access to the two Package Treatment Plants (PTP's) in the event that major works are required on either plant ie. end of life replacement. The open aspect design of the structure allows normal maintenance to occur on the PTP's without removal. The use of the structure will be multi purposed, the primary use being for the storage and chopping of wood in a dry and well aired area. New regulations to be introduced in May 2021 (Clean Air Strategy 2019) requires operatives of stoves to burn only Kiln dried logs and dried timber exposed to a two to three year drying cycle. The impact of the legislation will require the import and bulk storage of timber logs for extended periods of time in an accessible area for bulk deliveries.

The proposed structure is constructed of European oak and in traditional design and section scale as depicted in the corresponding plans. The roof finish is proposed to be 'intergrey' artificial stone flag currently in use on the main roof of both Higher and Lower Greaves Barn or Bradstone 'old quarried', a new equivalent in use of the extension to HGB. The two products are broadly indistinguishable from one another. The storage and shelter whilst cutting of logs in a timber shelter/structure of open vernacular design is widely seen in rural areas and agriculture and is a fundamental aspect of countryside living.

Summary

The works involved are relatively minor in relation to the site as a whole.

Some of the works would be permitted under 'permitted developments' had these not been removed through previous planning applications.

The access aspects for the properties of both Higher and Lower Greaves Barn are unaffected, and the current Legal access agreements remain in place.

The proposal addresses privacy and overlooking issues and mitigates against potential sources of noise from the adjacent working farm and provides necessary shelter and storage from recently imposed Government legislation.