

Mr S Kilmartin
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancs BB7 2RA

BY EMAIL

6 June 2023

Dear Stephen

Crow Trees Farm, Crow Trees Brow, Chatburn, BB7 4AA
LPA ref - 3/2022/0966

Further to our meeting in February and your comments of April, the applicants and design team have undertaken a full review of the proposals and we hereby submit revised plans as follows:

- Proposed Site Layout – Ref – 21/139/P01C
- Proposed Site Layout Colour – Ref 21/139/P01C
- Mews Block – Proposed Floor Plans & Elevations – Ref – 21/138/AF01B
- The Bristow (Apartment Block) – Proposed Floor Plans & Elevations – Ref – 21/139/AF02B
- The Marsden (2H795) – Proposed Floor Plans & Elevations – Ref 21/139/AF03A
- The Bransfield (3H951) – Proposed Floor Plans & Elevations – Ref – 21/139/AF04A
- The Wainwright (3H1079) – Proposed Floor Plans & Elevations – Ref – 21/139/AF05A
- The Wainwright (3H1057) – Proposed Floor Plans & Elevations – Ref – 21/139/AF06A
- The Ruxton (2B719) Proposed Floor Plans & Elevations – Ref – 21/139/AF07B
- The Hastings (2B744) Proposed Floor Plans & Elevations – Ref – 21/139/AF09A
- Proposed Barn Conversion & Extension – Floor Plans & Elevations – Ref – 21/139/C02A
- Proposed Dutch Barn Conversion – Floor Plans & Elevations – Ref – 21/139/C03A
- Site Sections and Street Scene – Ref – 21/139/SS01C
- Proposed Boundary Treatment Details – Ref 21/139/PO4A
- Detached Garage to Barn Conversion – Ref 21/139/GO4

Also provided is an Update Statement from Mode Transport that considers the LCC Highways comments of December 2022 and provides clarifications as necessary on:

- Visibility splays
- Tracking and confirmation of satisfactory turning arrangements for refuse vehicles¹
- Provision of 0.5m paved strip along a section of the access road
- Indication of bin collection points to units on shared drives

¹ (albeit it should be noted the originally submitted plans were prepared to accommodate turning of a 11m vehicle notwithstanding the reference in the original TS to 9m vehicle)

- Provision of speed hump and turning head to LCC specification/ materials

Mode also note that LCC are content regarding proposed traffic generation from the development (which is further enhanced by the reduction of two units); the access points as proposed; that the site is accessible by a range of means and is considered a sustainable location; and that parking provision is in line with standards.

Layout and Design Changes

Having considered your comments regarding the proposal, the following changes have been made to the scheme:

Alteration to the location and positioning of some units

South-West Corner

- Two bungalows have been moved to the south-west corner replacing the 4 unit mews block and the units on plots 19-22 have been re-positioned so introducing design and height variation, a reduction of 2 units and a less linear approach to development in this part of the site
- Repositioning of the units on plots 11/12 to turn the corner and the offsetting of units on plots 13/14 to provide more variation in street scene views and a less linear frontage relationship when moving along the access road through the site
- The alteration of unit types and positions has also enabled parking to be adjusted via the use of side drives and removal of frontage parking so reducing its visual impact on the street scene

East of the Site

- Re-siting of 3 bungalows and the provision of 2 semi-detached houses (in place of the relocated bungalows) and the provision of side drives to the units enables the removal of the parking court and the units to be pulled further away from the farmhouse to provide for a wider open space buffer. This also enables more space between units (via the driveways) allowing views through to the gardens and landscaped boundary beyond, as well as retaining views across the front and rear of the units to and from the farmhouse and the edge of the Conservation Area.

Increase in Landscaping and Boundary Treatment Amendments

Provision of Hedges

- To the front gardens of plots 5-10 to define the garden areas; such landscaping will also 'green' the street scene and break up views of driveways and parking; it is also however considered that the use of side parking will effectively result in the dwellings themselves screening views of the inner most parked cars
- To the parking areas of plots 1-4 and plots 30-37
- To shared driveway areas to plots 15-18 and 25-27

Provision of Stone Walls

- Extending from the site access point along the access road to plot 5 so maintaining a visual link to the site frontage and context of Crow Trees Brow whilst also providing screening to the parking area to plots 1-4

Provision of Green Screen Fencing

- A number of more prominent plot boundaries will utilise green screen treatment to soften the visual appearance of the boundaries (similar to provision agreed at other development sites across Ribble Valley). The specification of this treatment could be confirmed by planning condition.

Central Open Space Area

The central green space area retains the hedgerow and trees through the site and provides a buffer area in the development site. The area also enables enhancement of the existing grassland including to wildflower meadow areas so enabling a significant biodiversity net gain.

Following feedback an area of this central belt could instead be maintained as general amenity grass area for informal recreation of site residents.

Whilst there are no formal standards for such provision, the applicant will consider this further in a detailed landscape plan that will be submitted shortly, also fully confirming the details of the landscaping additions above.

Summary of Amendments

These layout changes provide a more mixed and less linear arrangement of units on the site to enable a more 'organic' feel to the site and softens the visual context of the development towards the edges of the site. It also reduces the prominence of parking and enhances the role of landscaping in the site so enabling a more rural and village edge character to the site.

The changes also increase the separation of the proposed development to the farmhouse and edge of the Conservation Area and the amount of greenspace in proximity to the assets whilst reducing the visual context of development and parking in the setting of those assets. As such the previous assessment of the Heritage Statement of a less than substantial harm to the assets therefore remains (and is furthered).

House Design and Elevation Changes

A number of design and elevation changes have been incorporated to the proposed new build units to reflect your comments as follows:

- Additional detailing to the eaves and rooflines via the provision of dummy rafter "feet" or stone corbels to stone units
- Introduction of gables over the first-floor windows of the Bristow units
- Provision of stone window jambs and stone heads and sills to some units
- Porch design changes to the Bristow units
- Re-siting of the front door to a central position and provision of a combined porch overhang to the Marsden units
- Re-positioning the first-floor windows above the door to the Bransfield units

- Re-orientation of the bungalow positions to offset the frontages and design features and enable both bungalow types to present gable elements to the frontage

The changes add further elevational detail and visual variety to the units as appropriate for the location and we trust these amendments are acceptable.

Conversion of the Dairy Building

Finally, reflecting your comments, the scale and extent of the proposed rear extension to the conversion of the existing dairy building has been reduced.

The rear extension has been reduced in length from 11.9m to 6.5m (a reduction of nearly half), and in width from 7.1m to 6.5m. It has also been revised to single storey and a reduction in height from 6.9m to 4.2m.

In respect of the now proposed length, 1.8m is in the form of a 'link' of glazing and part composite (timber panel design) with door access to provide the extension with a minimal degree of connection and alteration to the main body of the existing barn. As such, the proposal is now fully in line with policy DMH4 for no major alteration or extension or affect to the character or appearance of the building.

Given the reduction in size of the extension and there being no first floor, the conversion now only accommodates three bedrooms, one being at ground floor. To reflect more modern living and the requirement for families to be able to receive extended family or family guests, we discussed the use of the existing adjacent dutch barn building as ancillary family or guest accommodation at the meeting to which you indicated likely broad agreement.

The scheme now proposes to utilise the dutch barn as such accommodation to provide a bedroom, en-suite and lounge/break-out space as well as a mezzanine study (that could be used by guests or the occupants). The size, design and materials of the building remains as previously proposed with the exception of additional windows to the side and rear elevation. As this building is a newer feature on the site (and not listed), there should be no undue considerations from its reuse.

A small garage structure to serve the conversion is now proposed to the rear of the converted property; this would be of stone and timber effect composite panelling material that would be visually appropriate to the dairy and surrounding context. It's position would also be highly screened by the dairy and the adjacent ancillary structures of Crow Trees Barn.

We trust the plans and information now provided addresses the matters that have been raised to the application and provides the layout and design amendments for the development to be positively assessed against relevant policies of the Core Strategy and with regard to heritage considerations of the adjacent listed building and conservation area.

I look forward to discussing the application with you following your review of this information and to agreeing a timeframe for the application to be taken forward to determination.

Should you require anything in the meantime, please let us know.

Yours sincerely,



Sarah Jones Planning Consultant
For and behalf of Maybern Planning and Development