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PHYNIS FARM, SLAIDBURN PLANNING, DESIGN AND ACCESS STATEMENT

On behalf of: United Utilities

Cass Associates

Studio 204B
The Tea Factory
82 Wood Street
Liverpool
L1 4DQ

Tel: 0151 707 0110
E-mail: all@cassassociates.co.uk

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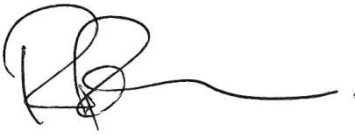
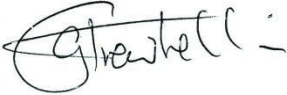
Contents

- 1 Introduction and Pre Application Advice
- 2 The Proposed Development
- 3 Planning Policy and Guidance
- 4 Assessment of Proposed Development
- 5 Conclusions

Appendices

- A Pre Application Advice
- B Planning Appeal : New Ings Farm, Bolton-by-Bowland

Document Control

Checked	Originator
Name of person and qualifications: Richard Roberts RIBA	Name of person and qualifications: Graham Trewhella BSc, MCD, MRTPI
Job Title: Director	Job Title: Director
Signature: 	Signature: 

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1 Introduction and Pre Application Advice

Cass Associates has been instructed to prepare a planning application in relation to the redevelopment of three barns at Phynis Farm, near to Stocks Reservoir. The barns are not in use and are no longer associated with an agricultural holding.

Relevant planning policy can be found in the National Planning Policy Framework (NPPF) and the Ribble Valley Core Strategy (RVCS).

The Location of the Barns and Their Character

The group of buildings at Phynis Farm comprises a farmhouse together with traditional farm buildings set around a courtyard. At present the house is occupied by a tenant and the farm buildings are not in use for agricultural purposes. United Utilities is the owner of the buildings and it has committed to an investment programme which to date has included the refurbishment of the farmhouse.

Access to the buildings is taken from Catlow Road and then the United Utilities Estate Drive (private) leading to the complex at Stocks Reservoir.

The long-standing residential occupation of the farmhouse will continue. This planning application details the opportunity to convert the farm buildings to residential use.

The farm buildings are of traditional construction and appearance. They are positive elements in the special landscape of the Forest of Bowland AONB. The exception is a more recent extension to the northern farm building which has a sheet roof. In any scheme of new development this should be demolished to reveal the stone walls of the traditional building.



Northern Farm Building



Southern Farm Building



Eastern Farm Building

Pre Application Advice

Pre application advice (Appendix A) was received from Ribble Valley Borough Council on 08 April 2021 (reference RV/2020/ENQ/00121)

Overall the advice concludes that the reuse of the barns to provide residential accommodation is suitable in planning terms. There are details to consider such as minimising the impact of external garden areas and maintaining a balanced approach to the openings on the external faces of the buildings. The objective is to secure the traditional appearance of the buildings in the long term.

Parking needs to be provided at a ratio of two spaces for each dwelling and electric vehicle charging points will need to be installed.

The external spaces will need to be treated sensitively, avoiding the introduction of further hard surfacing (beyond the stone surfaced traditional farm yard at the heart of the group of buildings).

The planning application should be accompanied by:

Structural survey

Ecological survey

Landscaping Scheme

Design and Access Statement

Planning Statement

2 The Proposed Development

There is the potential to create four new dwellings, working within the envelope of the traditional stone barn buildings.

There will need to be selective demolition of unsympathetic additions to the northern barn. This will reveal the full extent of the original barn. The piggery (block walls and corrugated sheet roof) which lies just beyond the barns will also be demolished.

A measured survey of all buildings has been undertaken. This has identified the scale, layout, openings and features of the three principal barn buildings.

An appraisal of options has led to the preferred way forward which is set out on a series of plans prepared to support this pre application submission. These show the existing plans and elevations and the proposed. In summary:

Northern barn (Barn A): Demolition of modern extensions and conversion to two dwellings. Each dwelling is over two floors and each has three bedrooms.

Eastern barn (Barn B): Conversion to a single dwelling across two floors and providing three bedrooms.

Southern barn (Barn C): Conversion to a single dwelling. Two bedrooms on one level.

Optimum use has been made of existing openings in order that the traditional character of the barns is not compromised.

The focus of the development will be the former farm yard which is to be re-modelled as a central hub space that can be used for car parking but also a shared outdoor amenity space. The stone sett surface of the farm yard will be retained and repaired.

There is also an opportunity for private amenity space around each dwelling – to a large extent using land currently occupied by buildings which are to be demolished. An overriding objective is to limit the degree to which private curtilage areas for any of the dwellings spills onto land that has not been previously developed.

3 Planning Policy and Guidance

Both local and national planning policy and guidance are relevant.

National Planning Policy Framework (NPPF)

The NPPF makes provision for isolated homes in the countryside in tightly defined circumstances (paragraph 80). This includes where development would represent the optimal viable use of a heritage asset or where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.

Ribble Valley Core Strategy (RVCS)

The RVCS makes specific reference to dwellings in the open countryside and AONB. Policy DMH3 sets limits:

- (1) Housing for agricultural, forestry or other essential workers.
- (2) Conversion of buildings where suitably located (assuming that buildings are structurally sound).
- (3) The rebuilding or replacing of existing dwellings where the residential use has not been abandoned and there is nil impact on the landscape.

In addition, Policy DMH4 allows for the conversion of barns and other buildings to dwellings where:

- (1) The building is not isolated in the landscape (either within a defined settlement or forms part of a group of buildings).
- (2) There is no need for public expenditure on services and utilities.
- (3) There will be no harm to landscape quality or nature conservation interests.
- (4) There will be no detrimental effect on the rural economy.
- (5) There is consistency with the conservation of the natural beauty of the area.
- (6) Nature conservation interests are taken into account.
- (7) The building is structurally sound and capable of conversion without the need for extensive building or major alteration.
- (8) The building is of sufficient size.
- (9) The character of the building and its materials are appropriate to its surroundings and are worthy of retention because of intrinsic interest or potential or its contribution to its setting.
- (10) The building has a general history of use for agriculture or another rural enterprise.

Policy DMB2 relates to the conversion of barns and other rural buildings for employment uses. This is a generally positive policy but there are restrictions, particularly relating to servicing, storage and car parking in the AONB.

Policy DMB3 gives guidance on recreation and tourism development. In the AONB this should be of small scale and be in keeping with the character of the landscape, reflecting local vernacular, scale, style, features and building materials.

General Permitted Developer Order (GPDO)

In Part 3 of the GPDO, Class Q covers the conversion of agricultural buildings to dwellings in certain circumstances. This provision does not apply in AONB and so cannot be called on in this instance. Nevertheless, it is a strong indication of the way in which the Government is encouraging a boost in housing for rural areas.

Outside of an AONB, and other designated areas, agricultural buildings are permitted to change to a residential (Use Class C3) use. This can also include specified building operations reasonably necessary for the conversion to function as a dwellinghouse:

- The installation or replacement of:
 - windows, doors, roofs, or exterior walls, or
 - water, drainage, electricity, gas or other services
- Partial demolition to the extent reasonably necessary to carry out building operations

This is subject to meeting certain limitations and conditions, including:

- Creation of no more than five separate dwellinghouses (including any previously created under this right)
- Up to three of the five can be 'larger dwellinghouses' (floor space of 100-465m²).
- 'Larger dwellinghouses' can total no more than 465m² of floor space (including any previously created under this right) and no single dwellinghouse can exceed 465m².

It also includes the need to apply for Prior Approval based on the:

- Transport and highways impacts
- Noise impacts
- Contamination and flooding risks
- Location or siting of the building
- The design or external appearance of the building (where building operations are required)

4 Assessment of Proposed Development

The potential for conversion of the buildings for residential use needs to be assessed against national and local planning policy. Paragraph 80 of the NPPF offers some support as it makes provision for isolated homes in the countryside where it involves the re-use of redundant or disused buildings.

In addition, Policy DMH4 of the Core Strategy supports the conversion of barns and other buildings to dwellings where, amongst other things, they are not isolated in the countryside (either within a defined settlement or part of a group of buildings) and the character of the building and its materials makes it worthy of retention because of its intrinsic interest.

Specific advice in Policy DMH4 points to a number of key considerations:

1. Buildings not isolated in the landscape.

The barns form a group of buildings alongside the farmhouse. Beyond this immediate group are the buildings associated with Stocks reservoir, including the substantial Stocks Board House, Hodder WTW and Stocks Fly Fishery. The barns are not isolated in the landscape.

The location of barns in the landscape of Ribble Valley has been considered by Planning Inspectors at appeal. A useful decision in 2018 relates to New Ings Farm at Bolton by Bowland (Appendix B). On the matter of location the Inspector concludes :

“The appeal property is located in a rural landscape which is characterised predominantly by pasture land enclosed by hedgerows and interspersed with farmsteads. The site is located at the end of a private lane, about 1km in length which serves four dwellings and is about 1.5km away from the nearest settlement of Bolton by Bowland. The barn and outbuilding are located around 70m away from the house, New Ing Farm. The appeal buildings and New Ing Farm were once historically and functionally connected and whilst they are physically separate from one another this is not an uncommon arrangement. Moreover, despite the relatively short distance between them, when in and around the site the buildings and New Ing Farm have a close visual relationship and appear as a group of buildings. Consequently, in my opinion the appeal buildings form part of an already group of buildings and as such are not isolated in the landscape in accordance with Policies DHM3 and DHM4 of the Core Strategy.”

To a greater extent than the example at New Ings Farm the barns at Phynis Farm are part of a group. There is a tight visual relationship between each of the barns and the farmhouse. Nearby is the substantial Stocks Board House and the extensive water treatment infrastructure associated with Stocks Reservoir.

From points of public vantage the barns are not prominent in the landscape. Public views of the group of buildings at Phynis Farm are limited. The nearest public highway is Catlow Road. Between the road and Phynis Farm is mature woodland which acts as a visual screen.

2. No harm to landscape quality or nature conservation interests.

The barns are traditional features in the Forest of Bowland landscape. There have been unsympathetic additions to the original buildings but the conversion of the barns to dwellings presents the opportunity to remove these additions and restore the stone barns for the long term.

The layout of the farmstead benefits from a large, traditional yard which is extremely well contained by buildings. The development is organised so that, in the main, the new dwellings will face towards the central yard. The yard will provide an amenity, parking and servicing space. The outward facing sides of the barns will appear in the landscape as traditional farm buildings - a distinct and reasonably common component of the character of the AONB. There will be no harm to landscape quality.

An ecology survey has been undertaken. This shows the potential for roosting bat habitat but as part of the conversion works it is possible to install mitigation measures so as not to harm the nature conservation interests that exist at present.

3. The buildings are capable of conversion

The barns are structurally sound and can be converted without substantial rebuilding. They are of a scale which allows for generous internal space standards. There is no need to extend the buildings. Indeed, more recent and unsympathetic additions to the original barns will be removed. The conversion works will be retained within the shell of the traditional stone barns.

There has been an emphasis on accommodation layouts that reuse existing openings. Where new openings are needed these are limited in scale and frequency. This approach is generally consistent with the advice given by Historic England in "Adapting Traditional Farm Buildings". This recommends maximising the use of existing openings by planning internal spaces around them and limiting the formation of new openings. Where new openings are added the advice suggests that their placing and design needs to be handled with great care. The advice is that the impact of new windows and doorways can be reduced through the use of shutters or joinery screens.

4. The character of the building and its materials are appropriate to its surroundings and are worthy of retention because of intrinsic interest or potential or its contribution to its setting.

The farmstead as a whole can be considered to be a non-designated heritage asset. The proposed development would secure the long term retention, maintenance and management of this asset to the benefit of the character and the scenic beauty of the Forest of Bowland AONB.

Phynis Farm has significance as a historic farmstead. The farmstead comprises a farmhouse, barn range and central yard which together constitute a non-designated heritage asset, because of their age, group setting and architectural interest. In accordance with English Heritage 7 (now Historic England) significance arises from the evidential, historical and aesthetic values of buildings and their setting. This group is typical of the farmsteads in this part of the Forest of Bowland.

There has been limited modern change to the farmstead. The cluster arrangement around a central yard has survived unaltered and the construction of 20th century buildings has been confined to modest additions, supplementing the historic arrangement, rather than replacing it.

The significance of this group of buildings also owes much to their setting, within an upland part of the Forest of Bowland. This is characterised by predominantly pasture fields enclosed by hedgerows and interspersed with outlying farmsteads, many with historic character similar to that at Phynis Farm.

An example of a designated heritage asset of comparable character is Black House Farmhouse to the east of Phynis Fram in the Parish of Easington. This is Grade II listed.

5 Conclusions

The farmstead at Phynis Farm is located in the open countryside of the Forest of Bowland AONB. It is a traditional arrangement with a farmhouse and barns orientated around a central yard. The proposed development is to convert the traditional barns to dwellings with a focus towards the central yard. The conversion works include the removal of unsympathetic modern additions to the barns, leaving the traditional stone buildings.

Policy DMH3 of the Core Strategy seeks to protect open countryside and designated landscapes from sporadic or visually harmful development. Amongst other things, this Policy provides for the appropriate conversion of buildings to dwellings provided that they are suitably located and their general form and design are consistent with the character of the surrounding area. Policy DMH4 sets out the criteria to guide the conversion of traditional buildings in the countryside. It directs conversions to locations that are not isolated in the landscape i.e. within a defined settlement or forming part of a group of buildings.

This statement has demonstrated that the approach to conversion works will not detract from the visual qualities of the AONB and that the barns are part of a group of buildings in the countryside. There will be no detriment to the character and essential beauty of the AONB. Indeed, the combination of the demolition of modern additions, a layout with a focus on the central yard and a well-considered design will enhance the local landscape and its setting. The farmstead will be experienced in its traditional form, making a valued contribution to the AONB.

The NPPF also allows for the conversion of isolated new homes in the countryside (paragraph 80) where it involves the re-use of traditional redundant or disused buildings and where the immediate setting is enhanced. Both of these requirements are complied with.

The farmstead is a non-designated heritage asset which is typical of this part of the AONB. It should be retained and maintained for the long term. For this to be realised it is important that there is a viable alternative use as the original agricultural function has been lost. The comprehensive scheme that is proposed will secure the long term survival of the asset.

Whilst Class Q of the General Permitted Development Order is not applicable in the AONB it is pertinent to point out that in other parts of the countryside that are not designated a scheme of the type proposed could be presented as permitted development.

Overall, the barns at Phynis Farm are suitable for conversion. This can be achieved without material harm to the character and appearance of the AONB and there is potential for a net improvement to the scenic qualities of the local landscape. This is consistent with Policies DMH3 and DMH4 of the Core Strategy and paragraph 80 of the NPPF.

Appendix A

Pre Application Advice



RIBBLE VALLEY BOROUGH COUNCIL

Officer:	Laura Eastwood	Direct Tel:	01200 414493	Council Offices Church Walk Clitheroe Lancashire BB7 2RA
Email:	laura.eastwood@ribblevalley.gov.uk			
Our Ref:	RV/2020/ENQ/00121			
Proposal:	Conversion of 3 barns to 4 dwellings			
Location	Phynis Farm, Catlow Road, Slaidburn			
Date of site visit	3 rd December 2020			
Date:	8 th April 2021			

Pre-Application Enquiry Response

Dear Graham,

I write further to your submission of a request for pre-application advice at Phynis Farm on behalf of United Utilities and following our zoom meeting on 25th March 2021. The enquiry seeks the Council's views on the conversion of barns to dwellings.

Relevant Core Strategy Policies:

Key Statement DS1 – Development Strategy

Key Statement DS2 – Presumption in favour of sustainable development

Key Statement EN2 – Landscape

Key Statement EN4 – Biodiversity and Geodiversity

Key Statement EN5 – Heritage Assets

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport and Mobility

Policy DME2– Landscape and Townscape Protection

Policy DMH3 – Dwellings in the open countryside and AONB

Policy DMH4 – The conversion of barns and other buildings to dwellings

- National Planning Policy Framework (NPPF)

Principle of Development:

Thank you for submitting a detailed planning statement with your enquiry. As discussed the land is owned by UU and there is a farm house and traditional barns on the site as well as UU operational buildings and reservoir close by. The barns are arranged around a yard. Whilst the site is fairly remote it is within a reasonable distance of Slaidburn village and located within an existing group of buildings. I note that at the time of our discussion that the farm was unoccupied, however it is planned for it to be refurbished and it is not so derelict that the residential use could be deemed to have been abandoned. The barns themselves appear structurally sound and capable of conversion without major rebuilding, in fact some less desirable modern structures will be removed. This matter should be demonstrated with a structural survey to accompany any formal planning application.

The enclosed yard area will be used to provide residential curtilage I note that the red line extends to the rear of the buildings and it is important that any gardens formed are minimal.

As such it is considered that the proposal would be a suitable reuse of the buildings and help to secure their long-term future. Policy DMG2 seeks to direct development towards existing settlements except in certain limited circumstances and states that where possible new development should be achieved through the reuse of existing buildings. Policy DMH4 sets out the criteria that conversions to residential use should meet and I consider that the proposal is in accordance with this policy. As such the proposal is considered to be acceptable in principle.

Design / Landscape :

In terms of design, as aforementioned it is not proposed to make any major changes to the appearance of the buildings and some functional additions such as modern lean-to structures will be removed. To accord with core strategy policies and maintain the landscape quality of the AONB new openings should be minimised and the residential curtilage and new hard surfacing kept to a minimum to avoid an urbanising impact on the landscape. Full details of the proposed hard and soft landscaping scheme as well as proposed materials for new windows and door frames should be included with the application, natural materials would be preferred.

Permitted development rights would be removed to control any further additions to the new dwellings.

Ecology:

No trees appear to be affected by the development.

Given the age and type of the buildings and rural location it is likely that they could provide nesting and roosting opportunities for protected species. Therefore, ecological surveys must be submitted to assess the potential and provide details of recommended mitigation. We would also seek to achieve biodiversity net gain and so the incorporation of bat and bird boxes into the scheme would be welcomed.

Residential Amenity:

The buildings are existing and it is considered that the facing distances achieved are acceptable. There are no apparent concerns with regards to residential amenity.

Highways:

The proposal will intensify the use of the existing access, however it is noted that this is a wide lane which already serves the reservoir and UU buildings. LCC highways provide their own pre-application service for highway matters which you may wish to engage with.

The parking provision required would be 2 spaces each for 2 – 3 bedroom dwellings.

As this proposal will create 4 new dwellings we would like to see electric vehicle charging points incorporated within the scheme to support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions.

Flood Risk / Drainage:

According to flood maps the site is not within an area at high risk of flooding.

We would wish to see details of the methods of foul and surface water drainage as part of the planning application.

Other Matters:

Due to recent changes in planning legislation the Council must now seek the formal agreement of the applicant (or their agent) to impose pre-commencement conditions, should it be minded to grant planning permission.

Therefore, you may wish to consider providing a greater level of information at the outset for the Council to assess, in order to avoid the need for such conditions. A provisional validation checklist is provided below, however I'm sure you appreciate that requests for further technical information may be made by third party consultees during the application which cannot necessarily be anticipated at this stage. The below link is to the Council's recently adopted Validation checklist.

https://www.ribblevalley.gov.uk/downloads/file/12209/draft_validation_checklist_march_2019

Conclusion:

In principle the proposal is acceptable subject to suitable details as above.

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:

Structural survey
Ecological survey
Landscaping Scheme
Design and Access Statement
Planning Statement

Please note this aforementioned required information may not be exhaustive and is provided on the basis of the level of information submitted. Failure to provide required information is likely to result in an application being made invalid until such information is received or potentially refused on the basis of insufficient information.

Please also be advised that Lancashire County Council provide a separate, chargeable pre-application service for highway related matters and drainage matters. You should contact the County Council directly to discuss any such issues - <https://www.lancashire.gov.uk/business/business-services/pre-planning-application-advice-service/pre-planning-application-highways-advice-service>

<https://www.lancashire.gov.uk/business/business-services/pre-planning-application-advice-service/pre-planning-application-flood-risk-and-land-drainage-advice-service/>

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. Should you wish to discuss any of these matters further please do not hesitate to contact me.

Yours Sincerely

Laura Eastwood
Principal Planning Officer

Appendix B

Planning Appeal : New Ings Farm, Bolton-by-Bowland



Appeal Decision

Site visit made on 18 September 2018

by Felicity Thompson BA(Hons) MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 December 2018

Appeal Ref: APP/T2350/W/18/3202661

New Ings Farm, Hellifield Road, Bolton by Bowland, BB7 4LU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs M Alexander against the decision of Ribble Valley Borough Council.
 - The application Ref 3/2018/0079, dated 24 January 2018, was refused by notice dated 19 March 2018.
 - The development proposed is conversion of barn to two dwellings creation of garages and gardens installation of new sewage treatment plant.
-

Decision

1. The appeal is allowed. Planning permission is granted for conversion of barn to two dwellings creation of garages and gardens installation of new sewage treatment plant at New Ings Farm, Hellifield Road, Bolton by Bowland, BB7 4LU in accordance with the terms of the application, Ref: 3/2018/0079, dated 24 January 2018, subject to the conditions in the attached schedule.

Procedural Matter

2. Since the appeal was submitted the revised National Planning Policy Framework (the Framework) has been published. Both main parties were invited to submit comments on the relevance of the revised Framework to this case. I have taken any comments received into consideration and assessed this appeal in light of the revised Framework.

Main Issues

3. The main issues are:
 - Whether the building would be suitable for conversion to housing having regard to its location and the effect upon the character and appearance of the area, including the Forest of Bowland Area of Outstanding Natural Beauty; and
 - The effect on highway safety with particular regard to the provision of passing places.

Reasons

Location

4. The appeal site is located in the open countryside within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and consists of a relatively large two storey traditional stone barn with a modern single storey lean-to and a detached single storey outbuilding of traditional construction, also with an attached modern addition.
5. Policy DMH3 of the Ribble Valley Borough Council Core Strategy 2008-2028 A Local Plan for Ribble Valley (Core Strategy) seeks to protect the open countryside and designated landscapes from sporadic or visually harmful development in order to deliver sustainable patterns of development. Policy DMH3 sets out the circumstances under which planning permission for new development in the open countryside or AONB will be granted including, amongst others, the appropriate conversion of buildings to dwellings providing they are suitably located and their form and general design are in keeping with their surroundings. Policy DMH4 of the Core Strategy relates to the conversion of barns and other buildings to dwellings and sets out criteria which must be met, including amongst others, that the building is not isolated in the landscape, i.e. it is within a defined settlement or forms part of an already group of buildings and there would be no materially damaging effect on the landscape qualities of the area.
6. The appeal property is located in a rural landscape which is characterised predominantly by pasture land enclosed by hedgerows and interspersed with farmsteads. The site is located at the end of a private lane, about 1km in length which serves four dwellings and is about 1.5km away from the nearest settlement of Bolton by Bowland. The barn and outbuilding are located around 70m away from the house, New Ing Farm. The appeal buildings and New Ing Farm were once historically and functionally connected and whilst they are physically separate from one another this is not an uncommon arrangement. Moreover, despite the relatively short distance between them when in and around the site the buildings and New Ing Farm have a close visual relationship and appear as a group of buildings. Consequently, in my opinion the appeal buildings form part of an already group of buildings and as such are not isolated in the landscape in accordance with Policies DHM3 and DHM4 of the Core Strategy.
7. Paragraph 79 of the Framework indicates that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. It states that isolated new homes in the countryside should be avoided unless there are certain circumstances, including where the development would re-use redundant or disused buildings and enhance its immediate setting. The statutory purpose of AONBs' is to conserve and enhance their natural beauty. Paragraph 172 of the Framework states that great weight should be given to conserving and enhancing landscape and scenic beauty in AONBs' which have the highest status of protection in relation to these issues.
8. Wider public views of the barn are mainly restricted to relatively distant and glimpsed views from the Settle Road. Any such glimpses would be limited further, for part of the year, because of the intervening trees. Based on my site

observations, including viewing the site from the Settle Road, I consider that the site is not prominent in wider public views.

9. There is no dispute between the parties that the buildings are considered to be a non-designated heritage asset, the significance of which arises from the evidential, historical and aesthetic value of the buildings and their setting, typical of farmsteads in this part of Bowland and therefore are worthy of retention. The submitted Conversion Assessment found that the main barn and outbuilding are in sound condition and suitable for conversion without any major rebuilding.
10. The proposal includes reusing original openings, with four new windows on the east elevation and one on the west elevation. The 20th century lean-to would be altered and replaced with an extension with five large part glazed, recessed openings, of regular size and spacing, built from materials to match the barn. The works to the outbuilding include alterations and an extension to facilitate use as domestic outbuildings. The extent of domestic curtilage would be relatively tightly drawn and would not unacceptably encroach into the surrounding agricultural land. Overall, the alterations to the buildings themselves, despite the relatively large extension to the west elevation, would be sympathetic and would not cause material harm to the character and appearance of the buildings or their significance as a non-designated heritage asset, in accordance with the design and heritage protection aims of policies DMG1 and DME4 of the Core Strategy.
11. Furthermore, the proposed development would secure the long term retention of the building as a non-designated heritage asset, together with the removal of the 20th century additions to the buildings and the return of a wrapped silage bale storage area to grass. Overall, I find that the development would enhance the immediate setting of the buildings in accordance with national policy in the Framework.
12. Consequently, I conclude that the barn would be suitable for conversion and the proposed development would not cause material harm to the character and appearance of the area, thereby conserving the landscape and scenic beauty of the Forest of Bowland AONB in accordance with Policies DMH3, DMH4 and Key Statement EN2 of the Core Strategy and the Framework.

Highway safety

13. The lane is, in places, only wide enough for one vehicle. I noted at my site visit and as the appellant points out, there are a number of places along the lane, about eight, where two vehicles could pass, including one that is close to the junction with the public highway.
14. In my judgement vehicles travelling along this lane are likely to do so at low speeds because of its narrow winding nature, with the majority of trips being made by those who are familiar with the lane. Given the small number of properties it serves, which are spread out along the lane and having regard to the number of existing passing places, I consider that two additional dwellings and the likely vehicle movements associated with them, would not lead to conditions which would be detrimental to highway safety. The proposal would therefore be in accordance with policy DMG1 of the Core Strategy which requires development to ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.

15. The Council has referred to policy DMG3 of the Core Strategy. However, this relates to the availability and adequacy of public transport and associated infrastructure and is not relevant to the reason for refusal.
16. I have noted the response from Lancashire County Council in their email to the Council, which refers to the location of the site, specifically their conclusion that the site is regarded as having poor sustainability because of the reliance on the use of the private car. However, the Council have not relied on this in refusing the application.

Other matters

17. The Council has drawn my attention to and provided a copy of a recent appeal decision for a barn conversion elsewhere in the Borough. In that case the Inspector found that the barn was not in a defined settlement and did not form part of an already group of buildings and also identified landscape harm arising to the landscape character of the AONB by way of prominence and harm to highway safety. On this basis it seems that the circumstances are not comparable and as such I attach only limited weight to the other appeal decision and I am thus not bound by the findings of a previous Inspector. In relation to the main issues in this case I have determined this appeal based on its individual merits.
18. The appeal site is located close to the New Ing Meadow Site of Special Scientific Interest (SSSI) which is an important example of one of the few remaining herb-rich hay meadows typical of this part of Lancashire. There is no evidence to show that the proposed development would harm the SSSI.

Conditions

19. The Council has suggested a number of conditions which I have considered against advice in the Framework and Planning Practice Guidance (PPG). As a result I have undertaken some editing and rationalisation of the conditions proposed by the Council in the interests of precision and clarity and omitted others. I have also limited the number of pre-commencement clauses to those cases where this is essential for the condition to achieve its purpose and those have been agreed by the appellant.
20. I have imposed conditions limiting the life of the planning permission and specified the approved plans, for certainty. In order to ensure a satisfactory appearance I have included conditions requiring the submission of samples of the materials to be used, a condition requiring the windows and doors to be of timber construction, the rooflights to be conservation type and the flues to be painted/coloured a dark matt finish.
21. I have imposed a condition in respect of hard and soft landscaping and another in respect of retained trees on the site. These need to be pre-commencement due to the nature of the works involved and they are necessary to protect the character and appearance of the area.
22. To ensure and safeguard the recording of matters of archaeological/historical importance associated with the building I have imposed a condition requiring a programme of archaeological investigation and recording works, pre-commencement due to the nature of the works involved.

23. I have imposed a condition in respect of foul and surface water drainage being on separate systems in the interests of ensuring a satisfactory means of drainage.
24. In the interests of highway safety I have imposed a condition concerning the parking areas.
25. I have imposed a condition requiring the development to be carried out in accordance with the mitigation measures contained in the Bat, Barn Owl and Nesting Bird Survey in the interests of safeguarding protected species.
26. The Council have also recommended a condition requiring the development to be carried out in accordance with the submitted Conversion Assessment and the submission of a schedule of works including a sequence of operations for the scheme of conversion. No reason has been given and therefore I have imposed a condition requiring the development to be carried out in accordance with the Conversion Assessment. However, in the absence of evidence I consider that it is not necessary to require a schedule of works.
27. The Council have recommended a condition specifying the extent of the curtilage. However, this is not necessary as the curtilage is identified on the approved plans and I have specified a condition requiring compliance with the plans.
28. Three conditions with the effect of removing permitted development rights for external alterations, extension, curtilage buildings, lighting and micro-regeneration equipment have been recommended by the Council. PPG advises that conditions restricting permitted development rights will rarely pass the test of necessity and should only be used in exceptional circumstances. Given the status of the building as a non-designated heritage asset and its location in an AONB I consider that it is reasonable to remove permitted development rights for external alterations, extensions and curtilage buildings, external lighting and micro-regeneration equipment in the interests of preserving the historic character of the building and its landscape setting.

Conclusion

29. For the reasons given above, and having had regard to all other matters raised, the appeal is allowed and planning permission granted subject to the conditions in the attached schedule.

Felicity Thompson

INSPECTOR

Schedule of conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan (1:2500), 5340-05B, 5340-06A, 5340-07D, 5340-08, 5340-09B.
- 3) Notwithstanding the submitted details, specifications or samples of external walling, door/window surrounds, rainwater goods, roofing/ridge materials and outdoor surfacing, shall have been submitted to and approved in writing by the local planning authority before their use in the development. The development shall be carried out using the approved materials.
- 4) All doors and windows shall be constructed of timber and retained as such in perpetuity.
- 5) Notwithstanding the details shown on the approved plans, the proposed roof lights shall be of conservation type, recessed with a flush fitting, and shall be retained as such in perpetuity.
- 6) Prior to the extraction flues being first brought into use all external parts of the flue and cowl and associated fitments shall be coloured black or a dark matt finish and retained as such in perpetuity unless otherwise first agreed in writing by the local planning authority.
- 7) No demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a scheme for the hard and soft landscaping of the site has been first submitted to and approved in writing by the local planning authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and specifications of all retaining structures and boundary treatments (where applicable).

The approved soft landscaping scheme shall be implemented in the first planting season following occupation of the development unless otherwise required by the scheme above, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

The hard landscaping shall be implemented in accordance with the approved details prior to the first occupation of the development and retained thereafter at all times.

- 8) The development shall be carried out in strict accordance with the submitted Arboricultural Impact Appraisal Report dated October 2017. During the construction period all trees identified for retention in that report shall be protected with a root protection area in accordance with BS5837 [Trees in Relation to Construction].

Prior to commencement of development a method statement for the construction of a Cellweb TRP cellular confinement root protection system within the root protection area of T3 shall be submitted to and approved

in writing by the local planning authority the details of which shall include the time of the year that the work will be undertaken, details of all materials including the final surfacing and site supervision/monitoring and final inspection. The system shall be installed in accordance with the approved details.

- 9) No development, demolition or site preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological investigation and recording works. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the local planning authority. This should comprise the creation of a level 2/3 record of the pre-1893 buildings as set out in 'Understanding Historic Buildings' (Historic England 2016). It should be undertaken by an appropriately experienced and qualified professional contractor to the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA).
- 10) Foul and surface water shall be drained on separate systems.
- 11) The parking and manoeuvring facilities shown on the plans hereby approved shall be surfaced or paved and made available in accordance with the approved plans prior to the occupation of any of the buildings; such parking facilities shall thereafter be permanently retained for that purpose.
- 12) The development shall be carried out in accordance with the submitted Conversion Assessment dated 4 July 2017.
- 13) The development shall be carried out in strict accordance with the mitigation measures contained in the submitted Bat, Barn Owl and Nesting Bird Survey.
- 14) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking and re-enacting this Order with or without modification), no development other than that expressly authorised by this permission shall take place which would otherwise be permitted under Schedule 2 Part 1 of the Order.
- 15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking and re-enacting this Order with or without modification), no development shall take place which would otherwise be permitted under Schedule 2 Part 14 of the Order.
- 16) No external or building mounted lighting shall be erected or placed anywhere within the site to which this permission relates without the written consent of the local planning authority.