



## **SUPPORTING STATEMENT**

June 2024

### **Stage 1 Permission in Principle Application for:**

*The conversion of traditional barns to form a single detached dwelling*

at

**High Head Farm Buildings, Moss Lane, Chipping PR3 2TR**

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Appendix 1 – Site Location Plan

## 1. The Application Site and Background

High Head Farm Buildings are situated to the northwest of Moss Lane, Chipping as shown on the Location Plan and Site Plan in **Appendix 1**. High Head Farm Buildings are referred to as 'the Application Site' hereinafter. An established vehicular access into the Application Site is provided to the northeast of the farm buildings. The Application Site extends to circa 0.1 hectares (0.247 acres).

The Application Site comprises two traditional red brick barns extending to 150 square metres and 77 square metres with a timber mono pitch extension linking the buildings (extending to circa 22.4 square metres). The Application Site is surrounded by a hardcore yard which has historically provided extensive parking as required for previous occupiers' business.

The Application Site is located opposite High Head Farm, which now forms a single detached residence in separate ownership to the applicant. Moss Lane is owned by the applicant but provides access to circa 9 separate privately owned residential properties. The majority of properties comprise farmhouses or converted barns and former agricultural buildings.

The Application Site benefitted from planning consent for '*the Change of Use of the former farm buildings to be used for cheese manufacturing and storage*' under application 3/1999/0578. It is only until recently the Application Site was occupied by Leagram Organic Dairy, a business which bought-in organic cow, sheep and goats milk to produce artisan cheese and sell it commercially from the Application Site.

Unfortunately, the business has recently ceased trading leaving the Application Site vacant.

The Application Site is located within Flood Zone 1 for Planning. Flood Zone 1 has a low probability of flooding; this being in any year the land has a less than 0.1% chance of flooding from rivers or the sea.

The Application Site is located within Ribble Valley Borough Council, hereinafter referred to as 'Local Planning Authority (LPA)'.

## 2. The Proposal

This permission in principle (PIP) application is for the change of use and conversion of the traditional buildings to form a single dwelling.

A PIP is an alternative way of obtaining planning consent for a residential based development. The PIP separates the principle of the development from the technical details which will form a separate stage/application to this. This stage 1 application is to be determined on its proposed location, and amount/extent of development.

### 3. Planning Policy & Analysis

The LPA must assess the proposal against their own local planning policy and national planning policy. The relevant policies are set out in the following plans:

- Ribble Valley Borough Council Core Strategy (adopted December 2014)
- National Planning Policy Framework (2023) (NPPF 2023)

The Application Site is located within the Forest of Bowland Area of Outstanding Natural Beauty and thus the two key policies to consider within the Ribble Valley Borough Council Core Strategy are:

- **Policy DMH3:** Dwellings in The Open Countryside and AONB
- **Policy DMH4:** The Conversion of Barns and Other Buildings to Dwellings

**Policy DMH3** confirms that residential development within the Open Countryside or AONB will be limited to:

*“the appropriate conversion of buildings to dwellings providing they are suitably located and their form and general design are in keeping with their surroundings.*

*Buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction.”*

The finer details of design and ensuring the design is appropriate will form part of the Stage 2 application. However, the proposed buildings are located opposite High Head Farm, now a substantial detached house which historically was part of the same farmstead. Other residential properties are located down Moss Lane, thus the location is well suited.

Whilst the applicant has not commissioned a structural survey for the buildings on the Application Site, they were occupied until very recently. The buildings are watertight and comprise a dual skin red brick structure under a corrugated roof. It is considered the buildings are structurally sound and will not require substantial reconstruction in order to facilitate the conversion to residential use.

**Policy DMH4** sets out the criteria for the conversion of barns and other buildings to dwellings. The proposed buildings on the Application Site would have historically been built as agricultural buildings, but latterly used for a commercial business. The Policy is subdivided into two sections, the first section relates to the location, economy and local authority interest and is set out below with commentary below each subsection demonstrating how the proposal meets the policy.

*Planning permission will be granted for the conversion of buildings to dwellings where:*

1. *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*

The Application Site is located opposite a group of existing buildings (High Head Farm). It should also be noted that Moss Lane provides access to circa 9 separate dwellings thus not only does it form part of an existing group of buildings, but the proposed use aligns with adjoining uses.

2. *There needs be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure, and*

The last use formed a commercial business which sold cheese from the site. Vehicular movements from the Application Site were substantial and varied between cars, vans and milk tankers accessing and egressing the Application Site. An existing electrical supply is already available and as such the applicant is not aware of any unnecessary expenditure required by public authorities.

3. *There would be no materially damaging effect on the landscape qualities of the area or harm to nature conservations interests, and*

Due to the proposal forming the conversion of the existing structures and the change of use being in line with adjoining properties, it is considered no material damage will be created on the landscape qualities. The Application Site already benefits from an existing curtilage. The change of use will result in a material reduction of vehicular movements. As part of the Stage 2 application, suitable screen options can be provided which will also form part of the biodiversity net gain requirements thus improving nature conservation interests.

4. *There would be no detrimental effect on the rural economy.*

The previous occupants have wound up their business due to increasing manufacturing and labour costs and substantial energy rises. Therefore, the applicant has been left with a vacant building which is not desirable for agricultural use due to its dated construction not allowing for modern machines or being able to facilitate modern farming practices.

5. *The proposals are consistent with the conservation of the natural beauty of the area.*

The proposed change of use will not affect the natural beauty of the area due to the proposal strictly forming the conversion of the building, and the building structures will not be extended beyond the current dimensions. Furthermore, the proposed use aligns with neighbouring properties.

6. *That any existing nature conservation aspects of the existing structure are properly surveyed and where judged to be significant preserved or, if this is not possible, then any loss adequately mitigated.*

This aspect will form part of the Stage 2 application. However, due to the previous occupants using the buildings for food processing, the buildings have had to be sealed to avoid rodents from being able to inhabit the structures.

The second half of the Policy relates specifically to the building as follows:

*The building to be converted must:*

1. *be structurally sound and capable of conversion for the proposed use without the need for extensive building or major alternation, which would adversely affect the character or appearance of the building. The council will require a structural survey to be submitted with all planning application of this nature. this should include plans of any rebuilding that is proposed;*

It is considered that the building can be converted without the need for extensive building or major alterations, and as such its character can be maintained. A structural survey will be accompanied in the Stage 2 application.

2. *be of a sufficient size to provide necessary living accommodation without the need for further extensions which would harm the character or appearance of the building, and*

The proposed buildings are of sufficient size to create a comfortable residence without the requirement for further extensions.

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

The building is typical in construction and character of agricultural buildings built at that time. There are a substantial number of red brick residential properties built in and around Chipping.

4. *the building has a genuine history of use for agriculture or another rural enterprise*

The buildings would have originally been constructed as part of High Head Farm and were designed for agricultural purposes. In 1999, planning was obtained for the change of use and as such the buildings were converted to a dairy. The dairy previously purchased milk from local farmers and as such the application has a rich history of agriculture and of late, a rural enterprise.

Paragraph 84 of the NPPF 2023 sets out the Government's guidance to Local Planning Authorities in respect of homes in the countryside. There is a particular emphasis that councils should avoid granting consent for isolated dwellings. We have already previously established that the Application Site is located opposite an existing dwelling and further residential properties are located down Moss Lane. The paragraph sets out several circumstances which one or more must apply for a dwelling to be granted in the countryside. The two which do apply are set out below.

- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*

It is considered that the traditional farm buildings on the Application Site form non-designated heritage assets. As such the proposed buildings are worth retaining.

- c) the development would re-use redundant or disused buildings and enhance its immediate setting*

The buildings on the Application Site, as previously confirmed, have become vacant and as such the proposal would re-use the structures and in turn enhance the immediate setting.

#### **4. Conclusion**

Section 38(b) of the Planning & Compulsory Purchase Act 2004 requires that when making any determination under the Planning Acts, *'the determination must be made in accordance with the plans unless material considerations indicate otherwise'*.

It has been demonstrated that the development constitutes the conversion and preservation of a heritage asset (that being traditional agricultural buildings which has been used for a rural business for in excess of 20 years) and thus accords with the development plan. The conversion of traditional agricultural buildings is also compliant with the NPPF.

This report demonstrates that the proposal for the Stage 1 PIP for the change of use and conversion of the traditional agricultural building to form a single detached dwelling is

compliant with planning policy and as such conclude that stage 1 Permission in Principle should be granted, subject to a stage 2 technical details application.

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Dated: 5<sup>th</sup> June 2024