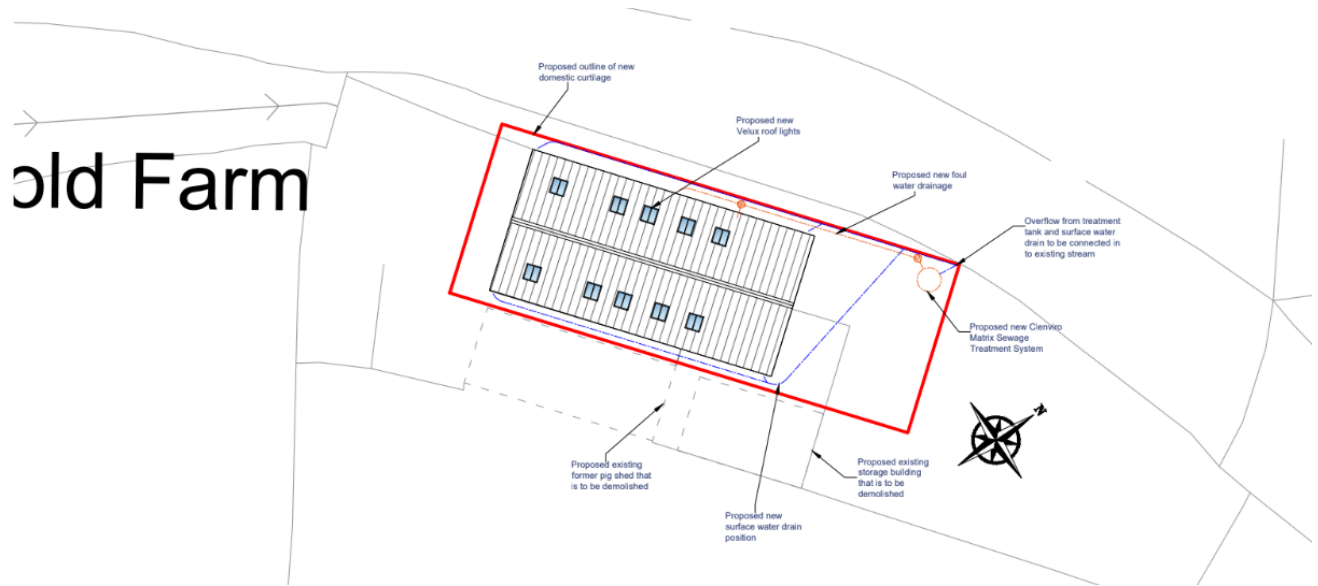


PLANNING STATEMENT

14h August 2024

Conversion of agricultural building to dwellinghouse



Pinfold Farm, Preston Road, Ribchester, PR3 3YD

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants

On behalf of Mr A Davies

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1. INSTRUCTIONS

- 1.1. MacMarshalls are instructed on behalf of Mr A Davies, herein referred to as the Applicant, to submit a full application for the conversion of an agricultural building to a dwelling house (Class C3) at Pinfold Farm, Preston Road, Ribchester, PR3 3YD.
- 1.2. This planning statement accompanies the submission to Ribble Valley Borough Council.

2. BACKGROUND INFORMATION

- 2.1. The site is subject to an allowed appeal as prior approval was granted in August 2021, subject to the given conditions.
- 2.2. The building was also granted prior approval under reference 3/2024/0198 subject to a number of planning conditions. This was granted on the 3rd May 2024. This proposal addresses the conditions that were attached to the decision notice and to make a minor amendment to the scheme.
- 2.3. Recent amendments to the Class Q regulations have introduced new criteria and flexibility that were not available at the time of the previous approvals.

3. THE BUILDING & PROPOSED DEVELOPMENT

- 3.1. The proposal is for the conversion of the existing agricultural building within the existing yard at Pinfold Farm. Up until March 2011, the existing building was used as part of Pinfold Farm's unit to house sheep and now they seek a new dwelling for the applicant's family member to live in.
- 3.2. The existing building is a fully enclosed, detached steel portal framed barn. Its walls are constructed of concrete blocks to 1.5m high, clad in yorkshire boards. The front western elevation has a sliding steel door and the pitched roof is covered in concrete cement roof sheets. The frame of the building is to remain to facilitate the new dwelling.
- 3.3. This proposal also seeks to address the conditions that were attached to the previous consent (ref; 3/2024/0198). The only minor change between this proposal and the previous Class Q are 0.2 metre protrusions to the walls and roof which is explained below. This part would comply with the updated Class Q legislation which allows for protrusions of up to 0.2 metres.

Walls

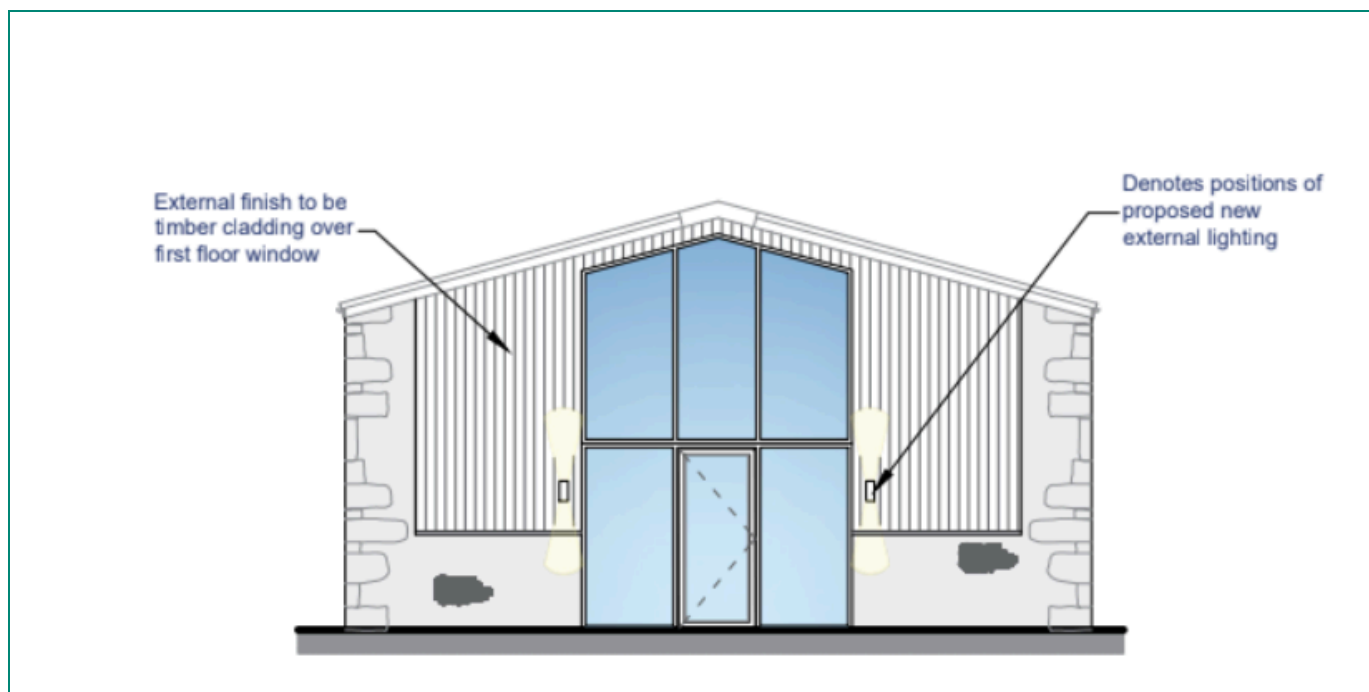
The conversion would see a 200 mm protrusion which will be the natural stone outer skin walls. The reason for this is because the present block wall of the building is 200mm wide hollow block, which is ideal for Agricultural use. However whilst still acceptable for domestic use no damp course was laid due to its then agricultural use.

Therefore it is the applicants intention to remove these blocks and crush them on site. The waste material will be reused on site for aggregate.

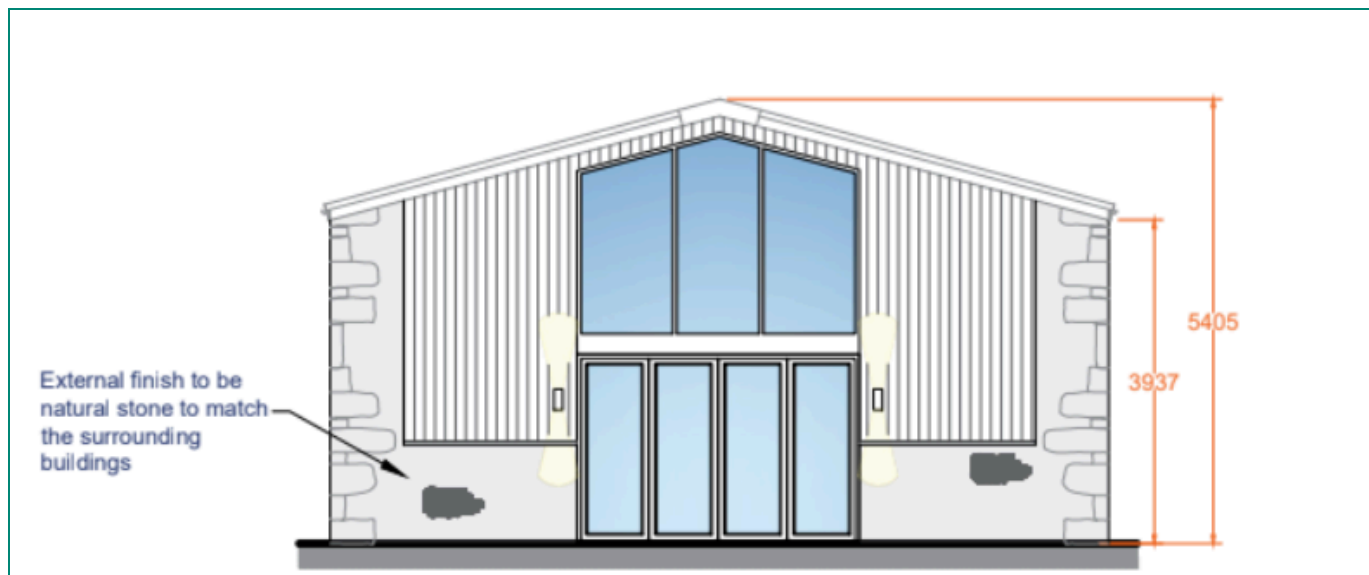
In its place the applicant will lay a concrete block wall to damp course ground height, then build an insulated timber frame inner wall, which will sit between the portal frame legs. A membrane will cover the outer skin of the timber frame. A stone outer skin will then be built, full height on two elevations and a metre high on the cables. NeoTimber Deluxe Composite Cladding will be used to cover the remaining parts of the cables (a sample of the NeoTimber has been shown to the Head of Planning).

Roof

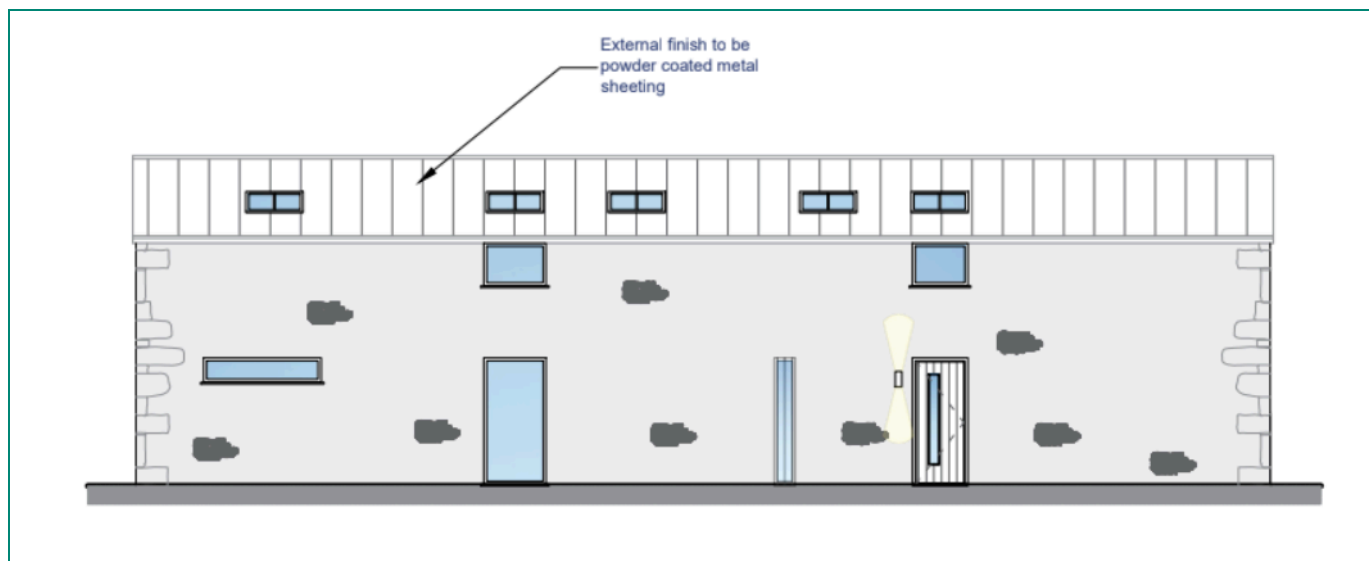
The present roof of the building is constructed of timber purlins fitted on the portal steel frame. Laid on top of these purlins are cement fibre roof sheets. The roof is not presently insulated so these roof sheets will be removed and stored for future use, New timber roof trusses will be fitted on top the purlins and insulation will be laid between these trusses, Again a waterproof membrane will be laid and batten to provide an air flow cavity. On top of this will be OSB roofing board and covered in Standing Seam Powder Coated Metal. The roof therefore needs to be raised by 200 mm to accommodate this.



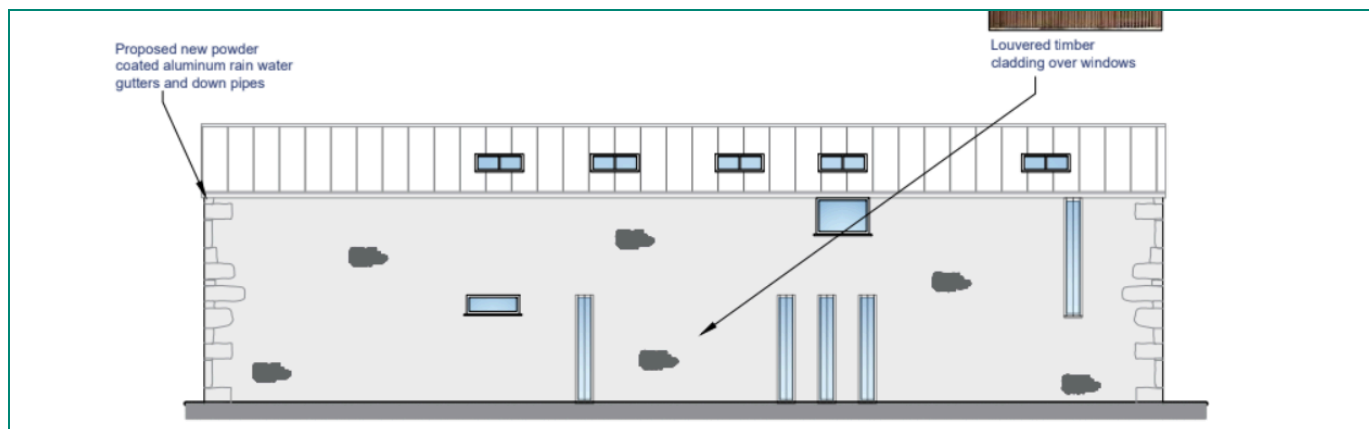
(Figure 1: Extract of Proposed Front Elevation)



(Figure 2: Extract of Proposed Rear Elevation)



(Figure 3: Extract of Proposed Front Elevation)



(Figure 4: Extract of Sise Front Elevation)

4. ASSESSMENT

4.1. The Fallback Position and Compliance with the Local Plan

- 4.1.1. In the Court of Appeal Judgement - *Michael Mansell v Tonbridge and Malling Borough Council [2017] EWCA Civ 1314*, it clarified the principle that when considering proposals for new development, decision makers should have regard to the fallback position of lawful development which has a real prospect of taking place in the alternative. The fallback position does not have to be probable or likely, as a possibility would suffice. For a prospect to be real, there must be a greater than theoretical possibility that the development may take place. The case established that the permitted development rights arising under Class Q were a material consideration in the determination of a subsequent planning application.
- 4.1.2. In this instance, there is a clear greater than theoretical possibility that the development may take place. The applicant / landowner has obtained a prior approval under Class Q for the conversion of the buildings to form one dwelling. The fallback position is therefore real, and constitutes a significant material consideration when considering this alternative proposal on the same site.
- 4.1.3. It is accepted, however, that for significant weight to be afforded to the fallback position there needs not only to be a real possibility of it being carried out, but that it would also need to be equally or more harmful than the development now proposed. This is demonstrated by the fact that the conversion of the building will have the same footprint, with only a 200mm protrusion to the walls. The protrusion will incorporate

natural stone walling which will have a random stone pattern, closely matching the surrounding properties within the vicinity.

- 4.1.4. Moreover, under the Class Q legislation, the applicant could convert up to three units within the existing 350 square metres of floor space. However, in alignment with the principles of sustainable development as outlined in the Ribble Valley Local Plan, and given that the site is outside the built confines of the Ribchester Settlement Boundary (Policy DS1), it would not be in the interest of the council to create three residential units in an unsustainable location.
- 4.1.5. Instead, the applicant proposes to convert the building into a single dwelling unit, which is more in keeping with the character of the area and the objectives of local planning policy.
- 4.1.6. On balance, taking into account both policy and the fallback position, it is clear that the proposed development presents a more suitable and sustainable outcome for the site.

4.2. Other matters

- 4.2.1. Issues with regard to Transport and highways, Noise impacts, contamination risks, flooding risks, practicality / desirability and Design / external appearance were all considered acceptable subject to conditions in the previous consent (ref; 3/2024/0198)

5. ADDRESSING PREVIOUS CONDITIONS

- 5.1. We are submitting this full application, with minor alterations to the approved scheme. In doing so, we wish to address the conditions attached to the prior approval (reference 3/2024/0198) in order to ensure that they are not carried forward into this new full application approval;

Condition 4: Boundary Treatments

The boundary treatments have been clearly indicated on the submitted plans. The site will be enclosed with timber posts and livestock netting to the north and east, while the west boundary will retain its existing hawthorn hedge, and the southern boundary will maintain its existing hedge with the tarmac drive remaining open. These details are submitted for approval to satisfy this condition.

Condition 7: Contamination Risk Assessment

A desktop study report has been completed, assessing the risk of potential on-site contamination and ground

gases. This report is included with this submission.

Condition 8: Foul and Surface Water Disposal

The revised site plan details the proposed arrangements for both foul and surface water disposal, ensuring compliance with the condition. The drainage plan is designed to provide a satisfactory and sustainable solution for the development.

Condition 11: Provision of Electric Vehicle Charging Points

An electric vehicle charging point has been provided at Pinfold Farm, and a new charging point will be installed on the southern elevation of the building as part of the development. These provisions are consistent with the condition's requirements, supporting sustainable transport objectives.

Condition 12: Artificial Lighting

Details of the artificial lighting to be installed have been included in the submitted plans. The lighting scheme. No additional external lighting is proposed beyond what is detailed in the plans.

Condition 13: Conservation Roof Lights

The proposed conservation roof lights have been specified and included in the submission. The windows will be of model FPW-V/C P2 pre select max 08, measuring 94cm x 118cm, with EBJ/C 08 Standing Seam Recessed Conservation Flashing. These specifications ensure that the installation is consistent with the rural character of the setting.

Condition 15: Windows and Doors

All windows and doors will be metal and powder coated to match the metal roof and the bespoke powder-coated metal rainwater gutters and downpipes. This approach will ensure a cohesive and high-quality appearance that is in keeping with the overall design of the development.

6. CONCLUSION

- 6.1. The proposal represents a more sensitive and sustainable solution, the conversion of a building into a single dwelling unit rather than converting the buildings into multiple units, which is more consistent with the character of the surrounding area and the principles of sustainable development. The fallback position, supported by previous approvals, provides a strong material consideration in favour of this application.
- 6.2. The minor alterations proposed, including the 200mm protrusions for the natural stone walling and roof adjustments, are necessary for the dwelling house while maintaining its rural character. These changes, along with the detailed plans submitted to address previous conditions, demonstrate the applicant's



commitment to delivering a high-quality development that meets both the needs of the applicant and the planning objectives of the council.

6.3. We respectfully request that the council consider the merits of this proposal and grant full planning permission for the development as outlined.

Produced & signed by: Lewis Berry BSC (HONS)

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NB: This report has been prepared on behalf of the applicants. All the details on the farming system and site activities have been supplied by the Applicant or from the Council's planning website.