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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 06 January 2025 15:25
To: Planning
Subject: Planning Application Comments - 3/2024/0782 FS-Case-676048941

[REDACTED]

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Lancashire

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Planning Application Reference No.: 3/2024/0782

Address of Development: Lower Huddlee Barn
Longridge Road
Hurst Green
Clitheroe
BB7 9QP

Comments:

Dear Maya Cullen,

We would like to officially comment/object to the Planning Application 3/2024/0782. Our objections are two fold given the title used on Ribble Valley Planning Portal and the subsequent description displayed in the submitted Planning Application document.

#1 RVBC Planning Portal Title:

"Retrospective application for the erection of a new building and proposed use as a single dwelling, together with new driveway and residential curtilage."

#2 Application Description:

CHANGE OF USE OF REDUNDANT BARN TO FORM SINGLE DWELLING (1 BED)

This small structure used for sheep husbandry was part of Lot #2 of a 3-Lot Informal Tender Sale hosted by Armistead Barnett in January of 2023. It was described as a "useful stone and brick outbuilding" had no hard-standing or track servicing this structure (curtilage), abutted by pasture all sides and measured approximately 40 meters square. This small size would render this inappropriate for living accommodation.

We would call in to question the 'retrospective' nature of this application given the significant building works that were performed on this structure between September 2023 and end of December 2023.

These works included the demolition of the sheep husbandry building, the laying of enlarged concrete footings, increasing its foot print to approximately 70 square meters, changes to the layout of door and window openings and change of roof from a Pent design raising its height from 3 meters (highest pent roof height north elevation) to a Pitched design at 4.1 meters (Pitched Roof ridgeline

height west elevation).

This application implies works that have already been performed, and having checked both online and via email to RVBC Planning department, no planning applications were submitted for these works either historically or retrospectively covering the period between September 2023 and September 2024 and no Prior Approval/s sought or granted for the same period.

This building, both historically and currently, sits within the Forest Of Bowland Area of Outstanding Natural Beauty (AONB) which is designated for planning purposes as "Article 2(3) Land" and subject to certain protections and restrictions.

On enquiry to RVBC Planning we were informed that these works were being performed under Agricultural Permitted Development which, depending on land ownership information, which was unknown at the time, would be either "Class A" (land over 5 hectares/12 acres) or Class B (land under 5 hectares/12 acres).

Given that information, we expect this building work would have been subject to the following if performed under Agricultural PD, The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2,

Part 6, Class A – agricultural development on units of 5 hectares or more

A.1 - b, c, d,

...or...

Part 6, Class B - Agricultural development on units of less than 5 hectares dated 21/05/2024.

B.2 - a, b, d, e, f,

However, if the longer-term intention was to convert Class Q Agricultural Building to Class C Residential building from the outset, which we believe this retrospective planning application describes, then we expect this would have been subject to RVBC Prior Approval being in "Article 2(3) Land", The Core Strategy Adoption for RVBC and also be subject to The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2,

Part 6, Class Q — buildings on agricultural units and former agricultural buildings to dwellinghouses dated 21/05/2024.

Q1 - a, b, g, j, k, o, p.

Q2 - 1, 2, 3.

Q3 - 1a, 1b.

Considering the significant changes from the original building's layout and design from September through December 2023 it is evident that the works performed under Class A/Class B Agricultural Permitted Development were not intended for continued use as an agricultural building, but were intended for conversion from Class Q Agricultural to Class C Dwellinghouse, and clearly a misuse of these permissions.

Furthermore, this subsequent 'Retrospective' planning application 3/2024/0782 for conversion from Class Q to Class C includes a declaration of redundancy from agricultural use which coincides with the completion of those works in late December 2023 and the plans submitted reflect the result of the 2023 building works and not the original building as published in the January 2023 Informal Tender documents from Armitstead Barnett.

Lastly, this application for a dwelling is outside of the defined settlement area of Hurst Green for residential development as described in the RVBC Core Strategy Adoption document.

We thank you for taking the time to consider our objections and we would urge RVBC Planning to reject this application on the grounds outlined above.

Yours sincerely

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