

Conversion of barn to create two dwellings

Cheetall Farm
Edisford Road
Clitheroe

Planning & Heritage Statement

January 2025



Contents

1. Introduction
2. Site and surroundings
3. Proposed development
4. Planning policy
5. Planning assessment
6. Summary and conclusion

LJG Planning Consultancy Ltd
Company number: 13630588



1 Introduction

- 1.1 This Planning & Heritage Statement has been prepared by LJG Planning Consultancy Ltd on behalf of Mr J Drinkall in support of a full planning application for the conversion of an existing barn to create two dwellings at Cheetall Farm, Edisford Road, Clitheroe.
- 1.2 This Statement describes the application site, the proposed development and assesses its merits against the relevant up-to-date policies of the development plan, the relevant national policies and all other material considerations.
- 1.3 It demonstrates that the proposed development is in accordance with the relevant technical and general development management policies of the Ribble Valley Core Strategy (2014) and also accords with Government policy and guidance as detailed within the National Planning Policy Framework ('the Framework').
- 1.4 Consequently, having regard to the development plan and all material considerations, there is a compelling case for planning permission to be granted without delay, in accordance with the presumption in favour of sustainable development at Paragraph 11(c) of the National Planning Policy Framework.

2 Site and surroundings

- 2.1 The application site comprises an existing barn located within the main cluster of buildings at Cheetall Farm. The main section of the barn is two storeys in height, with a single storey lean-to shippon at the rear and additional extensions to the side. The wider farm complex contains buildings of various ages, styles and sizes.
- 2.2 The site is accessed via a dedicated track from Edisford Road and lies only a short distance from the services and facilities available within Clitheroe.
- 2.3 The surrounding area is characterised by its rural nature, albeit in close proximity to the adjacent settlement. Built form in this location largely consists of farmsteads and countryside leisure uses spread across the landscape.



Figure 1 – site location

- 2.4 With regard to known constraints, the adjacent property, Cheetall Farmhouse, is Grade II listed (see Figure 2 below) and the significance of the asset will be considered in greater detail later in this Statement. The site does not lie within a conservation area and are no trees, protected or otherwise, which would be impacted by the scheme.
- 2.5 The site lies in Flood Zone 1 and is therefore at low risk of flooding. There is a public right of way which passes across the existing access track (see Figure 3 below) but no closures or diversions are required to facilitate the proposals. No other constraints are known which would prevent the scheme from being delivered as set out.

Planning history

- 2.8 The Council's online planning records show a limited planning history for the site with the last submission obtaining permission for freestanding solar panels in 2011.

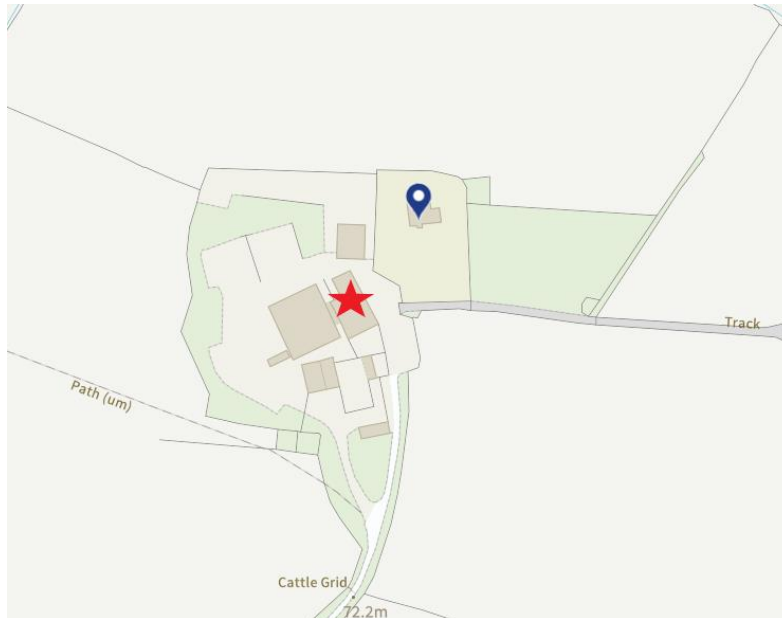


Figure 2 – proximity of adjacent listed building (denoted by blue marker) to the application site (red star)

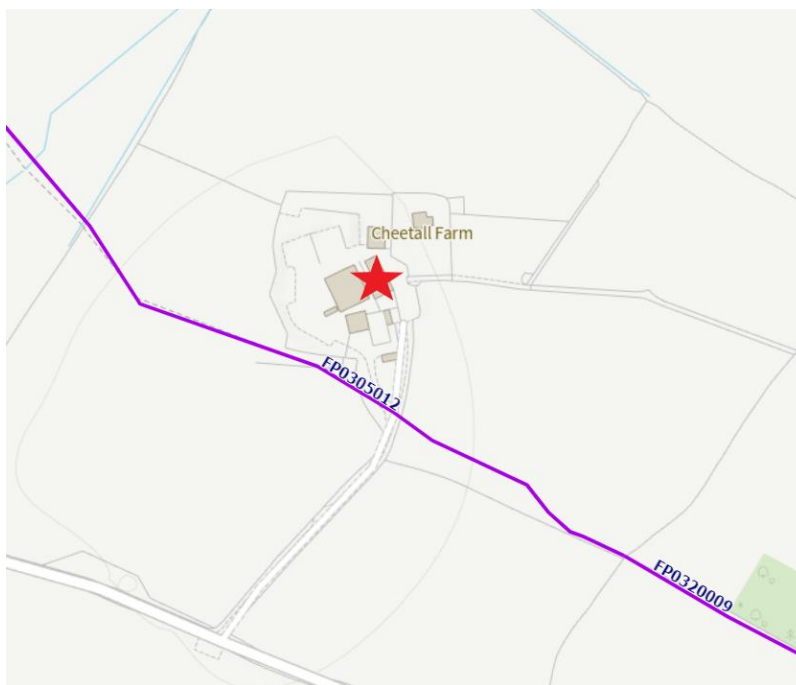


Figure 3 – adjacent public right of way

3 Proposed development

- 3.1 The proposals seek to convert the existing barn and attached shippon to create two dwellings. Unit 1 would provide for 3 bedrooms and Unit 2 would have 4 bedrooms. The barn is no longer fit for modern agricultural purposes and as such it is sought to secure a long term future for the building by way of the proposed development.
- 3.2 The conversion will take place wholly within the fabric of the existing building, requiring no extensions, with some demolition also proposed to remove unsympathetic lean-to structures to the north facing gable elevation.
- 3.3 The re-development would largely utilise the existing openings within the barn and requires only minor additional alterations to the fabric of the building. A new ground floor window to the north facing gable elevation and roof lights to the shippon will be provided to ensure adequate levels of natural light to the living spaces to be created.
- 3.4 The existing profiled sheeting roof, which appears have replaced the original roof at some time in the past, will be removed in its entirety and a more traditional slate finish applied.
- 3.4 Access will remain as existing and each property would be afforded proportionately sized curtilage areas to the side and rear, incorporating dedicated parking provision for both new dwellings.
- 3.5 Excerpts from the proposed drawing package are included below for reference, including the proposed site plan (including the extent of demolition proposed) and elevations of the conversion scheme.

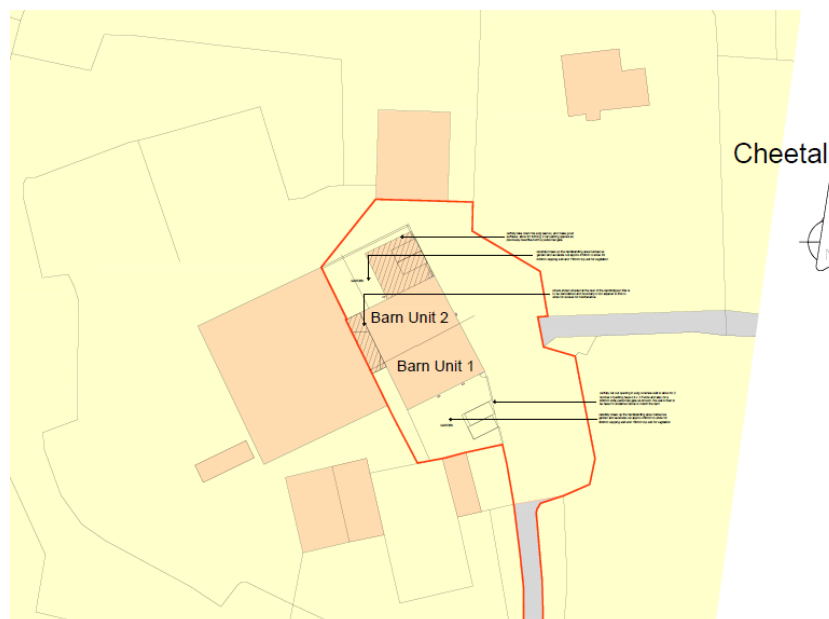


Figure 4 – proposed site plan



Figure 5 – proposed elevations



Figure 6 - building as existing

4 Planning policy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole and requires that application be determined in accordance with the plan, unless material considerations indicate otherwise.
- 4.2 The development plan comprises the Ribble Valley Core Strategy, adopted in December 2014 and is now therefore more than 10 years old. The site lies within the open countryside, as shown in the policies map excerpt below and also within a Local Geodiversity Heritage Site as denoted by the blue hatching.

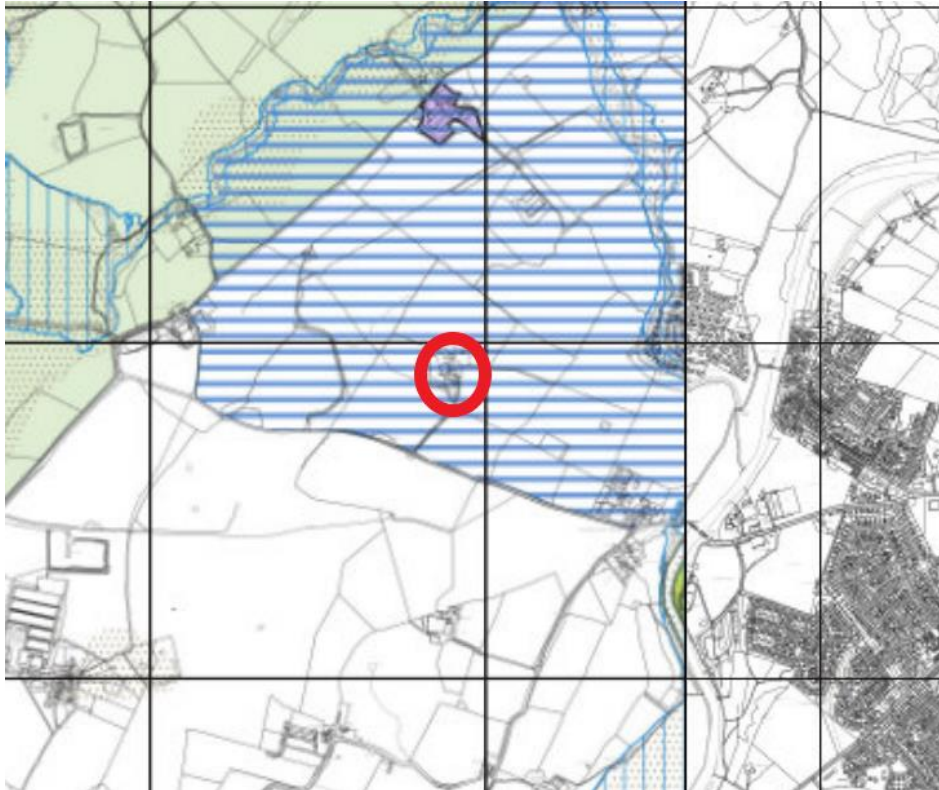


Figure 7 – HED DPD maps (site identified by red circle)

The development plan

- 4.3 With regard to the scheme proposed in this application, the following Core Strategy policies are relevant:
- **Key Statement DS1** outlines the Council's development strategy with regard to housing, employment, retail and leisure .
 - **Key Statement DS2** confirms that when considering development proposals, the Council will take a positive approach which reflects the presumption in favour of sustainable development. Wherever possible, it will aim to secure development that improves the economic, social and environmental conditions in the area.

-
- **Key Statement EN4** seeks to preserve and enhance biodiversity and geodiversity assets within the Borough.
 - **Policy DMG1** sets out various criteria to be considered in assessing planning applications and requires new development to be sympathetic to existing land uses, acceptable in terms of highway safety and should not adversely affect the amenities of the area.
 - **Policy DMG2** confirms that new development should be in accordance with the overarching development strategy and should support the spatial vision. With the countryside proposals will be expected to be in keeping with the character of the landscape. The size, design and siting of new buildings should be in keeping with the character of the area.
 - **Policy DMG3** requires that consideration is given to accessibility and transport credentials when assessing new development.
 - **Policy DME2** seeks to ensure that important landscape features (walls, meadows, pastures and woodland) are retained and that the scale, form and use of materials in new development contributes to the character of the area.
 - **Policy DME3** states that new development must be mindful of its potential impacts with regard to protected species, habitats and designated areas such as SSSI's and BHS.
 - **Policy DMH3** confirms that provision of dwellings in the open countryside will be limited to a range of exceptions, including conversions which are suitably located, well designed and structurally capable of conversion without the need for substantial reconstruction.
 - **Policy DMH4** allows for the conversion of barns (and other buildings) to dwellings, subject to a range of qualifying criteria, which will be discussed in greater detail in the assessment section of this Statement.

National policy

- 4.4 In addition to the Local Plan, the Framework (as updated most recently in December 2024) sets out the Government's planning policies for England and details how they should be applied. It requires local planning authorities to adopt a presumption in favour of sustainable development, as detailed within paragraph 11.
- 4.5 With regard to the principle of residential development at this site, the following sections of the Framework are relevant:
- Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development;

- Paragraph 11 confirms that the presumption in favour of sustainable development lies at the heart of the Framework. For decision making this means approving development where it accords with an up-to-date development plan, or where the policies which are most important for determining the application are out of date, granting permission unless the adverse impacts would significantly and demonstrably outweigh the benefits, or other policies within the Framework that protect areas or assets of importance provide a strong reason for refusing the development;
- Paragraph 61 confirms the Government's objective to significantly boost the supply of new homes;
- Paragraph 116 confirms that development should only be prevented on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe;
- Paragraph 124 states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, and which makes as much use as possible of previously-developed or brownfield land, while safeguarding and improving the environment and ensuring safe and healthy living conditions;
- Paragraph 129 requires that development should make efficient use of land taking into account the need for different types of housing and other development and the availability of suitable land; market conditions and viability; availability and capacity of infrastructure; the scope to promote sustainable travel; the desirability to maintain the character and setting of an area or promote regeneration; and the importance of creating well-designed, attractive, healthy and safe places;
- Paragraph 131 advises that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creating better places in which to live and work and helps make development acceptable to communities;
- Paragraph 207 requires an applicant to describe the significance of any heritage asset affected by new development, with the level of detail proportionate to the assets' importance and no more than is sufficient to understand the potential impact;
- Paragraphs 214 and 215 set out how LPA's should consider matters of substantial and less than substantial harm when assessing potential impacts on heritage assets;
- Paragraph 216 states that effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

5 Planning assessment

5.1 In accordance with Section 38(6) of the Act and the requirements of the Framework, this application must be considered in accordance with the adopted development plan, unless material considerations indicate otherwise. The primary considerations relating to this proposal are:

- The principle of development
- Design, layout and residential amenity
- Protected species
- Car parking and highway safety
- Heritage assessment

Principle of development

5.2 Policies DMH3 and DMH4 are primarily engaged in assessing an application of this nature. Policy DMH3 confirms that the conversion of existing buildings to create dwellings is acceptable in principle.

5.3 Policy DMH4 expands on this matter, requiring such proposals to be assessed against the following criteria:

- 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;
- There need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure;
- There would be no materially damaging effect on the landscape qualities of the area or harm to nature conservations interests;
- There would be no detrimental effect on the rural economy;
- The proposals are consistent with the conservation of the natural beauty of the area; and
- 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

In addition to this, the proposed building must:

- 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;

- 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;
- 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 has a genuine history of use for agriculture or another rural enterprise.

5.4 For clarity each of these matters will be taken in turn below to demonstrate that the proposals are wholly compliant with the requirements of the Core Strategy.

Isolation in the landscape

5.5 The barn at Cheetall Farm lies clearly within an existing, long established group of buildings. This aspect of the policy is therefore satisfied.

Infrastructure

5.6 The site already benefits from existing services which will be utilised to support the proposed development. As such there need be no unnecessary expenditure by public authorities to support the new use.

Landscape impact

5.7 The conversion of this barn, at the centre of this long established farmstead, without the need for significant alteration and no extensions, has little impact on the landscape qualities of the area. Similarly, there are no nature conservation conflicts as confirmed by the ecological information which supports the application.

Rural economy

5.8 The conversion of the barn would have a neutral impact on the rural economy as it is no longer fit for modern agricultural activities.

Conservation of the natural beauty of the area

5.9 The proposed alterations to the building are modest in terms of affecting the fabric of the structure. This is deemed to protect the inherent character of the barn, which has already been subject to piecemeal alterations over time. The additional openings required to facilitate the residential use would not undermine the rural character of the building. Features such as the cart door are retained and utilised to ensure that it can be read as a former barn, post conversion.

Nature conservation

- 5.10 The application is supported by an ecological assessment, following site surveys in November 2024. The findings of the assessments demonstrate that no unacceptable impacts will arise, subject to further bat emergence surveys during the peak activity period.

Structural integrity

- 5.11 The application is supported by a Structural Condition Survey, undertaken in November 2024. The survey confirms that the barn is in very good condition both internally and externally, and would not require any significant repair or alteration to facilitate conversion.

Size

- 5.12 As the drawing package demonstrates, the barn is of a sufficient size to more than comfortably accommodate two dwellings. Each provides for a good standard of amenity for future occupants and no extensions are necessary.

Character and materials

- 5.13 The materials to be retained in the exterior of the building comprise natural stone to the walls and new slate to the roof is to be provided, which are typical of the area. Whilst not a designated heritage asset, the building is worthy of retention accounting for its age and contribution to the rural environment.

Historic use

- 5.14 The barn was clearly built for agricultural purposes and has a long standing, genuine history in this regard in association with the activities at Cheetall Farm.

Summary

- 5.15 It is evident, based on the information above and provided within the submission package, that the principle of development is wholly compliant with Policies DMH3 and DMH4 of the Core Strategy.

Design, layout and residential amenity

- 5.16 The proposals reflect the simple vernacular of the host building and utilise existing openings to facilitate the new residential use. Visual improvements will be secured through the removal of unsightly extensions and the existing profiled sheet roofing to the barn, to be replaced by slate resulting in a far more appropriate and sympathetic finish.
- 5.17 The historic use as a former farm building will remain clear through its overall form and the retention of original features, such as the projecting cart door and existing windows/surrounds and narrow, slot openings. New windows and doors would be powder coated aluminium, finished in a muted anthracite colour.

- 5.18 Each new dwelling will be afforded proportionate curtilages to the side and rear of the properties, along with associated parking provision. In this regard the visual impacts arising from the conversion are modest and localised.
- 5.19 The proposed arrangement also provides for sufficient levels of privacy and separation within the site, with regard to existing and proposed neighbouring residential uses. The conversion would not result in undue loss of privacy for existing residents and the scale and massing of the development will not be overbearing or visually dominant being a conversion of the existing barn.
- 5.20 In light of these factors, the proposed design, layout and landscape impact of the scheme is considered to be appropriate in this setting and would not result in any significant or unacceptable harm visually or with regard to residential amenity. The proposals are therefore compliant with Policies DMG1, DMG2 and DMH4 in this regard.

Protected species

- 5.21 The application is supported by a detailed assessment to consider the potential impacts on protected species arising from the conversion proposals.
- 5.22 The subsequent findings confirm that the buildings, and the surrounding habitat, offer a moderate level of bat roosting potential. Accordingly it is suggested that emergence surveys are undertaken within the optimal assessment season between May and September to fully consider use of the building.
- 5.23 Subject to the findings of these additional surveys, appropriate mitigation and enhancement can be established.

Car parking and highway safety

- 5.24 Access to the proposed dwellings will be taken via the existing entrance from Edisford Road, which is more than sufficient in terms of its width and visibility to provide for safe ingress and egress.
- 5.25 The level of traffic generated by a development of this nature will not be significant and would cause no adverse issues in terms of highway safety or capacity. There is more than sufficient room within the site to provide parking and turning for vehicles and each new dwelling.
- 5.26 The Framework advises that development should only be refused on highway grounds where the impacts on the road network would be severe. This modest development raises no such issues and the access proposals are therefore considered to be acceptable.

Heritage assessment

- 5.27 The Framework (para's 207 – 216) states that the impact of new development on heritage assets (both designated and non-designated) should be taken into account when determining

planning applications and that a balanced judgement is required with regard to any potential loss of significance.

- 5.28 The barn and farmhouse at Cheetall Farm appear on the First Edition OS Maps from 1840. It is evident, however, that the barn has been altered over time including extensions blocking up of windows and replacement elements, most notably the roof covering and what appears to be an increase in the height of the eaves.
- 5.29 The building is stone in construction and two storeys in height. It would have been used for housing livestock at ground floor with a haylofts above, which are still in situ. The building has clearly been adapted to meet changing needs throughout the years, including the provision of a lean to addition to the side and shippon to the rear.



Figure 8 – 1840's OS First Addition

- 5.30 The original building arrangement within the farmstead is tightly clustered, with the core set away from the farmhouse which lies to the east, clearly separated and within its own landscaped curtilage. Over a number of years more modern agricultural structures have been erected to meet the needs of the holding, effectively surrounding the original stone barn.
- 5.31 As the barn is no longer required for agricultural use, it is sought to secure its future by way of the proposed conversion. It is constructed of randomly coursed local sandstone rubble with stone heads and cills to some of the larger openings, with smaller ventilation holes also present. A number of original openings appear to have been blocked up, with some to be reinstated as part of the proposals.

- 5.32 The historic significance of the barn is considered to be low and largely derived from its age, dating from the early 19th Century, and its role as a traditional farm building within a historic farmstead. It has clearly been subject to numerous alterations and additions but retains its overall form which can be read and appreciated.
- 5.33 Whilst the historical significance of the barn is low, its age and overall character means that it is worth of retention by way of the proposed conversion, without which it may continue to deteriorate due to lack of use. The conversion would also secure a number of key visual improvements including removal of the unsympathetic extensions and replacement roof.
- 5.34 The Framework requires that a 'balanced judgement' is required when considering non-designated heritage assets and any loss of significance which might occur. In this instance it is not considered that any notable harm would occur from these sensitive proposals which take place within the fabric of the original building and that clear enhancement can be achieved by way of the conversion. The proposals are therefore wholly in compliance with the Framework and Policies EN5 and DME4 of the Core Strategy.
- 5.35 It is also necessary to consider the setting of Cheetall Farmhouse, which is Grade II Listed and located circa 40m away to the north east of the farm cluster. The list entry describes it as follows:
- “House, probably late C18th. Sandstone rubble with stone slate roof. 2 storeys, 3 bays. Windows all of 2 lights with square mullions. All have plain stone surrounds except for the ground-floor windows to bays 2 and 3 which have architraves. Between bays 1 and 2 is a gabled porch, the door having an architrave. Shaped stone gutter brackets. Chimneys between bays 2 and 3 and on the right-hand gable”*
- 5.36 In respect to listed buildings, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Local Planning Authorities to pay special attention the preservation of the building, its setting and any features of historical or architectural interest.
- 5.37 Paragraphs 214 and 215 outline matters of substantial and less than substantial harm to the significance of heritage assets and how those impacts should be considered, including the weighing of public benefits that any given proposal may generate against any harm created.
- 5.38 Accordingly, when assessing whether a development may cause harm to the significance of an asset, applicants and decision makers must not only consider its physical presence but also its setting. When assessing this harm, there are three potential categories in to which it may fall:
- No harm/impact (there may also be clear enhancement)
 - Less than substantial harm
 - Substantial harm
- 5.39 The significance of Cheetall Farmhouse arises from its age and as a good example of a late 18th Century farmhouse.

5.40 Setting is the environment in which an asset is experienced. Planning Practice Guidance confirms that all assets have a setting, irrespective of the form they take (paragraph ref 18a-013-20190723). The contribution that setting makes to the significance of an asset is not necessarily limited to the visual relationship and may change over time. The Framework Glossary also contains a definition of setting, confirming that its extent is not fixed and may alter as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

5.41 In its current guise the existing barn does not make a positive contribution to the setting of the listed building, though accounting for their physical separation and difference in land levels, with the farmhouse sitting lower and within a clearly defined curtilage separate to the farmstead, the current impact on setting is largely negligible.

5.42 However, due to the proposed enhancements which will be secured as part of the conversion works, this relationship would be improved overall and the setting of the listed building enhanced. Accordingly there would be no harm to the heritage asset and no conflict with associated local or national policies in this regard.

6 Summary and conclusion

- 6.1 This Planning & Heritage Statement has been prepared to support a full planning application for the conversion of a barn to two dwellings at Cheetall Farm in Clitheroe.
- 6.2 It has been demonstrated that the proposed development is wholly compliant with the relevant, up to date policies of the National Planning Policy Framework and the Ribble Valley Core Strategy. Additionally, no material considerations have been identified which would prevent the development from coming forward as set out.
- 6.3 Accordingly the presumption in favour of sustainable development should be applied and permission should be granted without delay, in accordance with paragraph 11 of the Framework.