

Dear Ben,

Re: Planning Application Reference: 3/2025/0922. Land adj Tithe Barn Cottages, Pendleton Road, Wiswell, BB7 9BZ.

As agents for the above application, we are writing to you to respond to representations received to the planning application. This letter should be read in conjunction with the Planning, Design and Access Statement produced by Urban Future Planning Consultancy Limited.

The background to the application, and the Applicant's case is set out in detail in the Planning Design and Access Statement, and for brevity these points are not repeated at length.

Many of the points raised by objectors fall outside of the scope of material planning considerations, and as such should not be considered as part of the application.

Concerns are raised in respect of the suitability of the building for conversion. The application is supported by a report produced by a suitably qualified structural engineer from Reid Jones Partnership. The report confirms that the property can be converted to a dwelling. There is no robust evidence to suggest otherwise.

Similarly, it is also noted that the Parish Council have raised comments relating to agricultural history of the building. As you will be aware, the building was formally regularised and extended as an agricultural building by the LPA in 2018 (LPA Ref: 3/2018/0989). This confirms that there is a genuine history as a rural building and that the existing lawful status of the building is agricultural. Therefore, the proposal accords with Policy DH4.

It is acknowledged that an application was previously refused at the site. The Applicant has revised the proposal accordingly and provided additional evidence in respect of highways matters. Paragraph 2.8 of the Planning, Design and Access Statement summarises these changes. As set out in the Statement, it remains the Applicant's case that the land is unviable for farming, owing to its relatively small size.

We note that a comment received from Lancashire County Council Highways Department (dated 6th May 2026) states:



“My detailed examination of this application, which included accident analysis, assessment of access design, visibility requirements and parking concludes there are no highway grounds to support an objection as set out by NPPF.”

Thus, it is clear that the proposal is acceptable on highways grounds.

Third party objections also refer to a lack of public transport in Wiswell. However, it should be noted that explicit support is found for rural housing development in paragraphs 82 & 83 of the NPPF. Similarly, paragraph 110 of the NPPF acknowledges that opportunities to maximise sustainable transport solutions varies between urban and rural areas, and this should be taken into account in decision-making.

It is also not considered that the proposal would cause harm to the landscape of the area. As set out in the Statement, and the supporting planning drawings, the proposal seeks to use a natural stone for the building which is considered to be a more appropriate material for the surrounding area than the existing building. The scale, massing, location and height of the building has already been found to be acceptable by the Council in granting planning permission for agricultural use. Given that there are residential properties within close proximity to the site, it is not considered that a small-scale residential dwelling would cause a negative impact to the character of the area, especially when compared to the existing, and approved, barn.

Objections also state that the site is surrounded by agricultural fields. Whilst it may be true that the rear boundary of the site borders an agricultural field, existing residential uses are located directly to the south of the application site, with further residential properties located to the east and north-east. The proposal is considered to respond positively to this form of development.

Concerns were raised in respect of the biodiversity impacts of proposed hedge removals. It should be noted that these works are solely required to provide and maintain suitable visibility splays for the access to the site. As set out in paragraph 3.2 of the Statement, landscaping is proposed within the curtilage of the property to create a high-quality setting which complements the rural character of the site. This can be secured via a suitably worded condition.

Comments from the Parish Council also refer to a lack of clarity in relation to surface water and waste drainage. The application is supported by a Surface Water Drainage Strategy which confirms that the water from the roof area will be collected via downpipes which then feed into an attenuation storage. A 1.2

l/s restrictor will ensure that there is controlled discharge to an ordinary watercourse with a filter strip also being use.

In respect of foul water drainage, documentation submitted with the application confirms that the proposed solution is a package sewage treatment plant. Connections to public foul sewers are not available (and confirmed via United Utilities), therefore such an approach will comply with the national foul drainage hierarchy. The system will comply with all relevant regulations (Environment Agency and Building Regulations). These requirements fall outside of the remit of planning, with the paragraph 201 of the NPPF confirming that planning decisions should be made on the basis that such regimes will operate effectively. Therefore, there are no foul water drainage or surface water drainage reasons to resist the proposal.

Having regard to the above, it is not considered that the comments received to the application materially impact upon the acceptability of the proposal. As such, it is respectfully requested that planning permission is granted. Should you require any further information, please do not hesitate to contact me.

Yours faithfully

N. Shah

Ms Nazia Shah MRTPI
Director

