

12/L/105

26th April 2013



Mr. John Macholc
Planning Services
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Dear Mr. Macholc

**RE: PROPOSED CONVERSION OF BARN TO FORM AGRICULTURAL WORKERS
ACCOMMODATION, AT HIGHER FLASS FARM, SETTLE ROAD, BOLTON-
BY-BOWLAND**

I refer to the above site which has been subject to discussions with yourself following the determination of application ref: 3/2012/0813/P and enclose a resubmitted application for planning permission, proposing conversion of the barn to form agricultural workers accommodation.

Further to the enclosed Planning, Design & Access Statement, Heritage Statement, Structural Survey and Protected Species Survey, the application is submitted with full justification to demonstrate the need for the unit through an Agricultural Statement. Although it has not been possible to satisfy a requirement to show the profitability of the farm over the last three years, a case is put forward of the substantial benefits of the proposal to the conservation of the Heritage Asset and AONB setting, which more than offsets any weakness in the 'agricultural case'.

It is also significant that the LPA has previously supported the growth of the business through a recent approval for the extension to a shippon building. The applicant's have further plans for expansion of the business, which are currently limited by the lack of a permanent presence at the site. It is trusted a balanced assessment will be had to this matter in assessing the proposal against the list of exceptions for allowing residential development in the open countryside, set out in the NPPF.

Furthermore, it has recently been brought to our attention that the original farmhouse, adjacent to the site has been put back on the market for sale. Evidence within the Agricultural Statement and Planning, Design & Access Statement explains how purchase of the farmhouse is outside the budget of the applicants, with conversion of barn being likely to cost in the area if half of the asking price of £495,000.

The Protected Species Survey is due to expire on 28th June 2013 and I trust the LPA will still have sufficient time to determine the proposal before this date. I have already had a discussion with Dave Hewitt to inform him that should any further information be required, our client's ecologist would be more than happy to respond to any queries raised.

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I have also undertaken discussions with Claire Booth with regards to the design. The final plans balance conservation aims, the need to provide enough light to key rooms and Building Regulations requirements. Should any further amendments be required, my clients would be willing to consider these during the determination period.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. Wyatt', written over the closing 'Yours sincerely'.

Matthew Wyatt BA(Hons) DipTP
Assistant Planner

Enc: Full planning application