

**RIBBLE VALLEY BOROUGH COUNCIL
REPORT TO PLANNING AND DEVELOPMENT COMMITTEE**

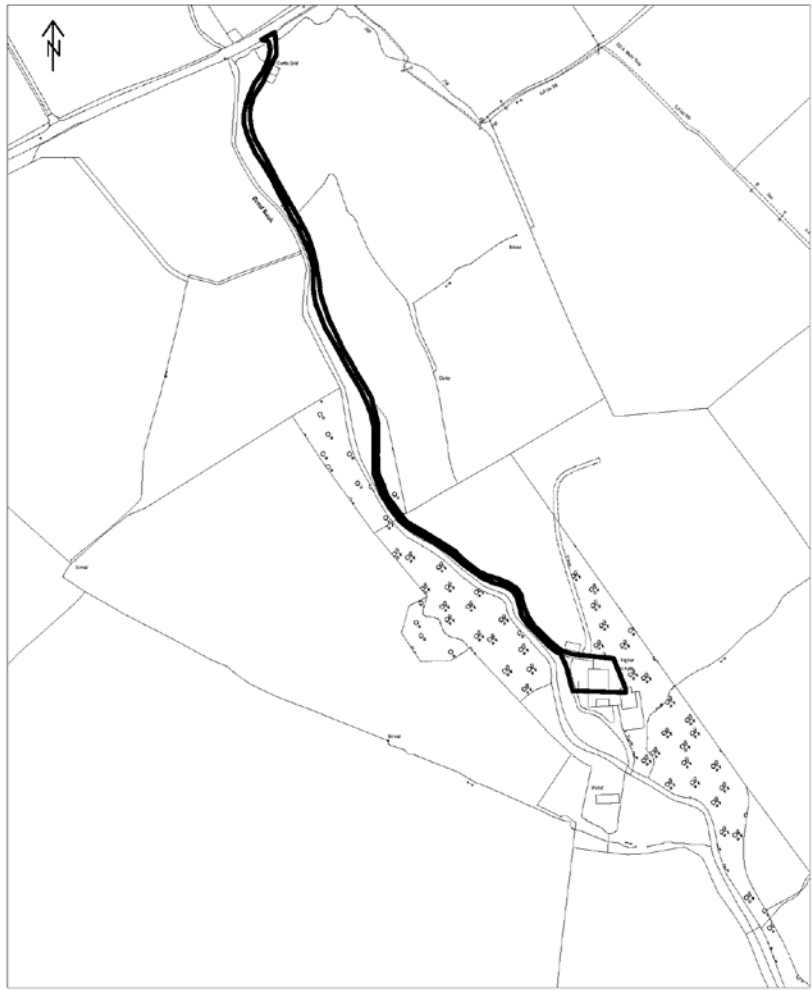
Agenda Item No **5**

meeting date: THURSDAY, 14 JANUARY 2016
title: PLANNING APPLICATIONS
submitted by: DIRECTOR OF COMMUNITY SERVICES

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

APPLICATION NO: 3/2015/0748/P (GRID REF: SD 376494 455069)

CONVERSION OF BARN TO FORM 2 DWELLINGS AT HIGHER GHYLLS WIGGLESWORTH ROAD, SLAIDBURN, BD23 4SX



3/2015/0748 Higher Ghylls, Wigglesworth Road, Slaidburn, BD234SX

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PARISH COUNCIL:

Bolton-by-Bowland, Gisburn Forest & Sawley Parish Council has no objections

ENVIRONMENT
DIRECTORATE
(ARCHAEOLOGY):

The building proposed for conversion is thought to be the same structure as that depicted on the 1850 1st Edition Ordnance Survey 1:10560 mapping (Yorkshire Sheet 148, surveyed 1847).

The building is therefore considered to be of some historical interest, having undergone a number of changes, probably in response to changes in agricultural practices and economic activity throughout the late 1800s and early years of the 20th century. The alterations as proposed will have a significant impact on the character of the building and may result in the loss of some historic fabric.

Consequently should the Local Planning Authority be minded to grant planning permission to this or any other scheme, Lancashire County Archaeology Service would recommend that a record of the building be made prior to conversion.

Condition: No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

This is in accordance with government guidance as set out in the National Planning Policy Framework, para. 141 *"Local planning authorities should...require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible"*.

ENVIRONMENT
DIRECTORATE (COUNTY
SURVEYOR):

Raise no objection to the proposal on highway grounds subject to the following conditions being attached to any permission that may be granted.

1. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

Reason: To prevent loose surface material from being

carried on to the public highway thus causing a potential source of danger to other road users.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Wigglesworth Road to points measured 160m in each direction along the nearer edge of the carriageway of Wigglesworth Road, from the centre line of the access in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority’).

Reason: To ensure adequate visibility at the street junction or site access.

ADDITIONAL
REPRESENTATIONS:

None received.

Proposal

This application seeks permission to change the use of an existing barn into 2 dwelling houses including alterations to form new windows and doors and the addition of roof lights.

Site Location

The application site is located to the south of the Wigglesworth Road about 1 kilometre south west of Tosside.

The proposal site is in an extremely isolated location within the Area of Outstanding Natural Beauty (AONB). The site is a former farm yard, with the existing farm house and a small open fronted shed store being the only other buildings present on the site. The site is accessed via a private farm track from the Wigglesworth Road which is approximately 500m in length.

Relevant History

None.

Relevant Policies

Ribble Valley Core Strategy (Adopted Version)

Key Statement DS1 – Development Strategy.

Key Statement DS2 – Presumption in Favour of Sustainable Development.

Key Statement EN3 – Sustainable Development and Climate Change.

Policy DMG1 – General Considerations.
Policy DMG2 – Strategic Considerations.
Policy DMG3 – Transport and Mobility.
Policy DME2 – Landscape and Townscape Protection.
Policy DME3 – Site and Species Protection and Conservation.
Policy DMH3 – Dwellings in the Open Countryside and AONB.
Policy DMH4 – Conversion of Barns and other Buildings to Dwellings.
National Planning Policy Framework (NPPF).
National Planning Practice Guidance (NPPG)

Environmental, AONB, Human Rights and Other Issues

Principle

The planning policy context for this application is set out at National level in the National Planning Policy Framework and at local level by the Core Strategy. The adopted Core Strategy is the starting point for decision-making within the borough which sets out the vision for the area and how sustainable development will be achieved.

Higher Ghylls farm is situated in a rural location approximately 500m to the south of the main road (B6478) between Wigglesworth and Slaidburn. The access to the site is via a privately owned farm track approximately 500m in length which has been included within the site boundary and is within the ownership of the applicant.

Key statement DS1 of the adopted Core Strategy seeks to direct the main focus of residential development to the Strategic sites and the Principal Settlements of Clitheroe, Longridge, and Whalley as well as Tier 1 villages which are considered to be the more sustainable of the 32 defined settlements. Housing development will only be acceptable outside of defined settlements if it is required to meet a proven local need or delivers substantial regeneration benefits.

Policy DMH3 of the adopted Core Strategy states that in areas of Open Countryside residential development will be limited to the conversion of buildings to dwellings providing they are suitably located and their form and general design is in keeping with their surroundings. Buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction. In the case of this application, whilst an engineers report is absent, it is evident that the barn has recently been reroofed, that the walls are all intact and are all reasonably plumb and level. As such there is nothing to suggest that the barn is not structurally sound and could not be converted to the proposed use without the need for any substantial reconstruction.

Policy DM4, which relates specifically to the conversion of buildings, reiterates the sustainability principles outlined in DS1 by emphasising that planning permission will only be granted when it meets certain criteria, the first of which is that the building is not 'isolated in the landscape'.

Other than the farmhouse that is also within the applicants ownership there are no other residential properties and a small open store there are no other buildings proximate to the barn subject of this application and as such the barn is considered to be isolated.

It is clear that the site is not located in what can be regarded as a sustainable location, being some 12km via narrow country lanes from the nearest tier 1 settlement at Gisburn and 18km from the nearest Principal settlement at Clitheroe.

Due to its isolated location away from higher tier settlements, at the end of a long farm track, the proposed dwellings would be totally reliant on the use of private cars and would be contrary to Policy DMG3 (Transport and Mobility) of the Core Strategy. The barn would also be isolated within the landscape and the proposal would thus be contrary to Policy DMH4.

7 letters of support have been submitted with the application as supporting information and the applicant refers to other permissions in the area, however, each proposal must be considered on its individual merits.

Whilst some social and economic benefits would accrue from the proposal for 2 houses these are minimal and would not be outweighed by the significant and ongoing harm caused by the formation of 2 dwellings in such an isolated location. As such the conversion of the former barn would not be considered to represent sustainable development as defined by NPPF.

Following a meeting with the applicant and concern expressed by Head of Planning it has been agreed that in order to safeguard residential amenities and to overcome concerns regarding isolation that he is willing to accept conditions restricting the occupancy and subdivision of the units, On that basis I consider the scheme now offers additional benefits.

Design

This application seeks permission for the conversion of the stone barn to form 2 no. 3 bed dwellings within the footprint of the existing barn with no proposed extensions.

Lancashire County Council Archaeology comment that the building proposed for conversion appears to be present on the 1850 1st Edition Ordnance Survey mapping and is therefore considered to be of some historical interest, but has no objections to the proposals subject to building recording being carried out. Whilst it could be considered that the building is an undesignated heritage asset it is in reasonable condition and does not appear to be at any kind of risk of collapse or otherwise falling into disrepair which might otherwise justify permission for conversion in order to provide funds for its repair.

It is evident that works have been carried out to the barn in the past, with a number of domestic style windows and doors having been introduced to the majority of the elevations. The roof also appears to have been recently renewed and velux style rooflights introduced. The building is currently used as ancillary residential.

The proposed scheme of conversion proposes further additional rooflights and new openings for windows and doors. As originally submitted the scheme proposed additional openings and introduction of further rooflights to the scheme would harm the character of this traditional rural building, domesticating its appearance and resulting in harm to its setting within the AONB. As such the proposals are considered contrary to policies EN2, DMG1, DMG2, DMH3 and DMH4 of the adopted Core Strategy. An amended plan has reduced the number of alterations to an acceptable level.

Highway Safety and Accessibility

Lancashire County Council raise no objections to the proposals subject to the imposition of conditions regarding surfacing of the access and provision of visibility splays. Whilst the visibility splays requested appear to be outside of the applicant's ownership the splays requested would already appear to be available.

Landscape, Tree and Visual Impact

The site lies within a small valley related to the Bond Beck, with the land rising to both the east and west. As such views of the application building and adjacent farm house are extremely limited from outside of the site. However, the AONB is afforded the highest level of protection and should be protected for its own sake from development which would be considered harmful.

As outlined under Design above the original scheme of conversion proposes further additional rooflights and new openings for windows and doors which would domesticate the appearance of the building, resulting in harm to its character and to its setting within the AONB. The secured design change has reduced the impact.

Ecology

As the building has recently been reroofed and with the majority of openings fitted with modern windows and doors there is considered to be little potential for bats or birds to be present in the building.

A bat survey submitted with the application found no evidence of bats using the buildings although bat activity was recorded in the area. The suggested precautionary measures and integration of roosting features contained within the submitted bat report could reasonably be secured by conditions.

As such there would not appear to be a reasonable likelihood of protected species being affected by the proposed conversion.

Flood Risk and Drainage

The application site is located in Environment Agency Flood Zone 1 and whilst the adjacent Bond Beck is noted on Lancashire Count Council's records for surface water drainage issues these do not appear to directly affect the site.

Residential Amenity

The only neighbour is the existing farmhouse immediately adjacent to the barn. The proposed conversion would have an impact effect upon the residential amenity of this property but it is accepted that the principal elevations of the conversion being at right angles to the farm house would minimise overlooking. However as the applicant has now agreed that a condition regarding the use of the building so it is more akin to a family unit I am satisfied that this overcomes any issue. A small garden / amenity area would be provided to the rear of the converted barns to provide space which is separate from the main farm house.

As such the proposals would be considered to make adequate provision for the amenities of the occupants of the proposed barns whilst not resulting in harm to the amenities of the occupants of the existing farm house.

Conclusion

Although the building cannot be regarded as a sustainable location it is an application to convert an existing building and based on the revisions it is acknowledged that some benefits would arise from the proposals in providing 2 additional dwellings and that the proposed use would bring the building into a more beneficial use.

RECOMMENDATION: That the application be Approved subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

Design and plan

2. Notwithstanding the submitted elevation and floor plans further details of the fenestration and doorways which shall reduce the number of openings shall be submitted to and approved in writing by the LPA before development commences. Unless explicitly required by condition within this planning permission, the development hereby permitted shall be carried out in accordance with the details shown on drawing nos.

PHD/HG/500 Site plan
Unlabelled Location Plan

REASON: For the avoidance of doubt and to clarify which plans are relevant and to ensure that the development is carried out in accordance with the approved plans and in the interest of visual amenity and to protect the character of the building.

Archaeology

- 3 No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

Highways

4. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

REASON: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road and to comply with policy DMG1 of Core Strategy Adopted Version.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Wigglesworth Road to points measured 160m in each direction along the nearer edge of the carriageway of Wigglesworth Road, from the centre line of the access in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority').

REASON: To ensure adequate visibility at the street junction or site access and to comply with policy DMG1 of Core Strategy Adopted Version.

Visual and Heritage protection

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking or re-enacting that Order, no extensions or alterations to the building including any curtilage buildings shall be carried out in respect of the buildings to which this permission relates.

REASON: In the interests of the safeguarding the visual amenities and in accordance with Policies DMG1 and DMH4 of the Ribble Valley Core Strategy (Adopted Version).

Ecology

7. Prior to commencement of development, details of bat roosting features that shall be incorporated into the building shall be submitted to and approved in writing by the LPA and implemented prior to occupation.

REASON: In the interests of the safeguarding the visual amenities and in accordance with Policies DMG1 and DME3 of the Ribble Valley Core Strategy (Adopted Version).

Amenity

8. The building the subject of this application shall remain within the same legal ownership as the existing, adjoining dwelling at Higher Ghylls and shall not become a separate planning unit and shall be only occupied by family members and their spouses and partners, of the current occupier of the existing adjoining dwelling.

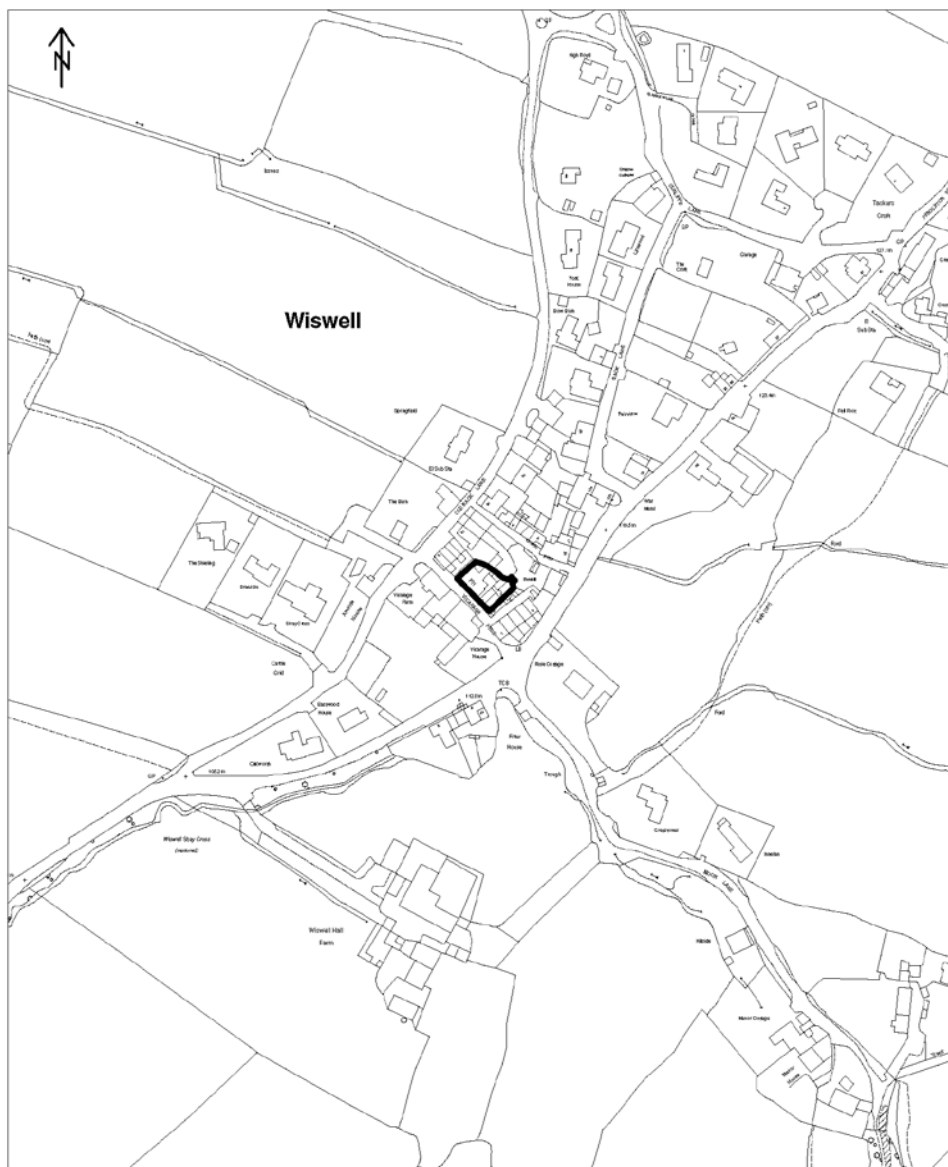
REASON: In the interests of the safeguarding residential amenities and in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

Background Papers

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2015%2F0296

C APPLICATIONS WHICH THE DIRECTOR OF COMMUNITY SERVICES RECOMMENDS FOR REFUSAL

APPLICATION NO: 3/2015/0604/P (GRID REF: SD374518 437380)
SINGLE AND TWO STOREY EXTENSIONS TO REAR OF FREEMASONS ARMS AND 6 AND 4 VICARAGE FOLD; CHANGE OF USE OF 4 AND 6 VICARAGE FOLD FOR LETTING BEDROOMS AT THE FREEMASONS ARMS, 8, 6 AND 4 VICARAGE FOLD, WISWELL



3/2015/0604 The Freemasons Arms, 6 8 and 4 Vicarage Fold, Wiswell.

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PARISH COUNCIL:

Comments as follows:

1. Detailed plan required showing the area to the rear.
2. Surprising that the residents of 2, 6 and 8 Chapel Fold have not been consulted.
3. Flat roof walkway will cause overlooking and noise detrimental to residential amenity.
4. Existing fire exit from the first floor is across the kitchen roof, down the steps and out to the passageway between the Freemasons and the first cottage. This disappears in the plans and an arrow on the plan suggests another exit but one does not currently exist.
5. There is no access at the rear of number 2 Vicarage Fold to the rear of 1-9 Pendleton Road and therefore the only fire exit from the proposal is via the passageway between number 8 and 6 Vicarage Fold, via a kitchen, with the passage obstructed with waste bins.
6. The waste disposal area is inadequate as the current capacity is 100% more than shown on the plans. Large bins are currently kept in the alcove at the side of the kitchen but they are too large to be placed in the passageway and still allow regular or emergency access for staff and deliveries.
7. The existing kitchen is as built 6 years ago when the owners decided to give more space to covers and less for the kitchen. The kitchen was perceived as small at the time and the kitchen equipment has been replaced since the opening 5 years ago.
8. Formal extension of commercial activity in the centre of the Conservation Area.
9. Increase in activity (breakfasts).
10. Question parking. There is no parking for the terraced cottages nor the Freemasons. Staff will be displaced from the 2 cottages and will have to travel from new accommodation. At the moment, staff and customers leave their vehicles on Pendleton Road and cars extend in both directions for considerable distances on those occasions when maximum covers are achieved. The accommodation is likely to encourage additional customers and overnight guests will leave their cars along Pendleton Road and Old Back Lane.

11. No details of the kitchen extraction system on the new extension (current system gives rise to nuisance noise and smells). If no new system is to be installed, the current system should be checked for its capability to deal with doubling the kitchen size.
12. The village would benefit from improvements to the general condition of the two terraced properties. The frontages of numbers 6 and 4 Vicarage Fold are very important for the street scene of the Conservation Area of Wiswell. No 6 currently has a PVC door and the drawings are not clear as to the details of the frontages.
13. The red line on the location plan is drawn adjacent to the front of the building. If the pavement is part of the application, this will lead to tables being used as covers which is not covered by the current unilateral agreement and would be detrimental to residential amenity.
14. A current unilateral agreement on the numbers of covers is not adhered to at the present time and is unenforceable due to the very open wording of the agreement. A planning condition or a Section 106 Agreement is required to strengthen the control of a number of covers in any one day as this is the only way to protect the residential amenity of the surrounding residents.

HISTORIC ENGLAND:

Do not wish to offer any comments on this occasion. Recommend determination in accordance with national and local policy guidance and on basis of RVBC specialist conservation advice.

LCC (HIGHWAYS):

No objections regarding the proposed kitchen and four letting rooms. Opinion that:

1. The proposed development should have a negligible impact on highway safety and highway capacity in the immediate vicinity of the site.
2. The proposed development will have the same parking requirement as the existing restaurant/bar area providing the gross floor area for customers is not increased.
3. The proposed four one bed letting rooms will have the same parking requirement as the existing 2 No 2 bed properties.

RVBC (ENVIRONMENTAL HEALTH):

Further information required as to the extraction point etc for the extraction units from the kitchen as this may have a potential impact of odour on the area. Will also consider and comment from food point of view.

RVBC (COUNTRYSIDE OFFICER):

There are two trees included in the Wiswell Conservation Area, a Birch and Cherry, growing in the garden of 12 Old Back Lane

both of which are within influencing distance and of some importance for neighbour amenity. Any development resulting in an increase in height of buildings to the rear of the Freemasons Arms is likely to require the pruning of the two trees in question. In addition close proximity of any development to the trees may result in tree resentment issues as there is tree height and branch overhang.

ADDITIONAL
REPRESENTATIONS:

11 letters of objection have been received which in summary make the following points:

1. Highway safety compromised due to likely increase in vehicular activities caused by the proposal, this is made worse as the Freemasons has no car park. Significant existing problem with parking.

Revised plans – does number 2 Vicarage Fold own the proposed additional exit route? The highways ‘no objection letter’ referred to is highly flawed.

2. Vicarage Fold is unadopted – increased traffic will add to resident’s maintenance costs.
3. Loss in value to property.
4. Unacceptable grossly oversized commercial activity in the centre of the Conservation Area and village. Apparent success of the Freemasons Arms over the last 5 years has been to the detriment of residents – Wiswell was a quiet rural village. Freemasons changed from village pub and only remaining community meeting resource to a national dining venue for people with no interest in, and some disregard of, the village. Not an asset to the village. No consultation by the company; not a village pub anymore.
5. Prevent loss of residential properties as Ribble Valley has too few. Where will staff relax between shifts if no longer living in village? Wiswell already becoming unaffordable – village will be deprived of two traditional affordable family houses.
6. Existing kitchen size relates to the last increase in covers (planning applications). Obvious solution to inadequate kitchen size will be to reduce covers and reduce significant impact on village. An increased kitchen size will add to number of covers, controlled or not. If approved, a firm maximum number of covers per day must be defined (Section 106). Once two sittings (lunch and dinner); now also afternoon teas on running basis; accommodation will need breakfasts ie meals running 0730 to 2300.

7. Noise and disturbance issues. Loss of privacy for those houses with gardens running up to and alongside the boundary of the Freemasons. Noise (eg kitchen fans, cooling mechanisms; barracking voices; midnight glass bottle emptying) and cooking odour already unacceptable and complained about. Brought forward to 0700. Extension to flat roof and walkways would reduce the privacy of adjoining gardens and noise. Not convinced that flat roofs will not be used for dining, eating, smoking purposes. Full views of the back of houses and gardens.
8. Loss of light caused by the extension.
9. Owner of 2 Vicarage Fold and 1 – 9 Pendleton Road notes the arrow point on the plans and states that there is no right of way from the Freemasons Arms and to Vicarage Fold down the back of the properties – privacy of tenants. The back is his land and private. Loss of light from extension.
10. Kitchen extension will create a larger area of fire risk. Proposed first floor rear bedrooms will have access only over the flat roof of the industrial kitchen (safety of visitors).
11. Flagstones outside 2-6 Vicarage Fold are becoming damaged by traffic despite the area being protected. An Article 4 Direction including the flagstone pavement was proposed for 2-6 Vicarage Fold by the Conservation Area Appraisal 2005 – hope that this was enforced by RVBC. Already a satellite dish on the front of number 6, contrary to planning and Historic England guidance.
12. One resident refers to information in their possession which casts doubt over the probity of the owners 'Meronten Ltd'.
13. The proposed link corridor an improvement but the area outside the external exit will attract those who smoke. Properties overlooked will still suffer unwanted intrusion and loss of privacy. Consider the design of the link structure would not be out of place on a WW2 POW camp. Although it will not detract from the front elevation, does nothing to enhance the rear. Cannot be described as "blending to the Conservation Area". No other building within the Conservation Area has a first floor outside walkway with wood cladding and a flat roof. How can this blend in or be architecturally sensitive to a Conservation Area?
14. Provides very limited local employment or sustainability.

15. Bin storage in alleyway between Freemasons and number 6 Vicarage Fold will prevent it being the main access and a fire escape for number 4 and 6 Vicarage Fold. Proposed access via rear of number 2 Vicarage Fold will make this the main access for all staff and deliveries (disturbance, invasion of privacy and loss of amenity to Vicarage House and all properties backing onto). Rear gardens to Pendleton Road are unsuitable. More delivery lorries preventing access to Vicarage House.
16. Chapel Fold is a right of way for pedestrians and an integral and highly praised street in the village. The first floor of the Freemasons and Vicarage Fold can be seen from Chapel Fold.
17. Consider the Local Planning Authority should have re-consulted on amended plans.

Proposal

Planning permission was originally sought for:

- (i) a single storey extension to the rear of The Freemasons Arms and 6 and 4 Vicarage Fold; and
- (ii) change of use to 4 and 6 Vicarage Fold from dwelling-houses to 4 letting bedrooms.

Revised plans submitted by the applicant on 25 September 2015 now show a second storey "corridor" extension along the full width of the proposed extension and contiguous with a proposed "corridor" extension along the full width of the existing extension at the rear of the public house.

The extension to the Freemasons and houses measures 12.5m in width, 6m in depth and has a maximum height of 5.4m.

Both single and two storey proposed extensions are flat roofed. The single storey element is shown to be rendered with stone heads and cills. The second storey element is shown to be of timber frame and boarded construction.

The rear northeast elevation plan appears to show an over sailing and stilt supported first floor extension at the southeast extremity but this is not confirmed by the side elevation or floor plans.

The proposed extensions conjoin the historic public house with 6 and 4 Vicarage Fold. The extension obscures and/or blocks or alters all of number 6's window and door openings and a first floor window at number 4. A ground floor door and two ground floor windows at number 4 Vicarage Fold are also shown to be blocked. A historic first floor window opening at The Freemasons is also to be at least obscured.

The proposed first floor extension has a window and part glazed doorway at the rear northeast elevation which do not correspond to the opening pattern or window/door form of the historic buildings. Two windows are shown to the ground floor southeast side elevation.

Access is shown from the proposed first floor extension along the roof of the ground floor extension via a contained (railing and meshed fencing) walkway.

The traditional curtilage boundary wall between number 6 and number 4 Vicarage Fold is proposed to be demolished.

The traditional stone outbuilding in the garden of 6 Vicarage Fold is proposed to be extended to the front in timber boarding.

A "Heritage Statement" has been submitted (25 September 2015). This is descriptive of the proposals rather than informative or analytical of significance (NPPF, paragraph 128). This statement identifies that the ground floor extension is to "provide a preparation area to complement the existing kitchen facilities". Existing planting on the site's rear boundary is suggested to be important in minimising the impact and visibility of the extension.

It is also stated that there will be no change to the current kitchen extraction machinery or position of extractors. The kitchen is for food preparation only, it is not a cooking area. Therefore there will be no change in regard to noise or odours in respect of the kitchen.

A "Design and Access Statement" identifies the letting bedrooms to be ancillary to The Freemasons and for its customers. It is stated that the existing kitchen is grossly under sized for the number of covers it serves and its extension is essential to improve the working environment of staff. Kitchen productivity will remain unchanged in line with the restriction on covers allowed in any one sitting (previous planning condition). There will be no increase in staff numbers.

The refuse bins are to be stored in the alley between the pub and house and will be accessible for collection from Vicarage Fold.

It is stated that the 4 number parking spaces associated with the existing houses will potentially be used by customers of the restaurant. There is a planning condition restriction on the number of customers in any sitting; the number of parking spaces required by the pub is constant. It is suggested that this constant will not increase with the provision of the rooms but will remove the need for 4 number additional residents' spaces. The servicing of the rooms will be carried out by existing staff members.

It is stated that the scheme will not impact on any protected species.

A letter from the planning agent (25 September 2015) states there is an existing "escape" route to the rear of number 2 Vicarage Fold and this remains unchanged. A letter and extract from the "Deeds" for 4 Vicarage Fold was submitted by the agent on the 17 December 2015.

The letter of 25 September 2015 identifies that the amended proposals ("corridor") have been submitted following consideration to Parish Council noise and overlooking concerns.

Site Location

The Freemasons Arms public house and restaurant and the adjacent 2-6 Vicarage Fold row of houses is prominently sited within Wiswell Conservation Area and the setting of Vicarage House (Grade I listed; house, early C17) and 'Barn approximately 50m north west of Vicarage House' (Grade II listed; integrated barn and byre, circa 1700; list description identifies "the barn has group value with Vicarage House").

The Wiswell Conservation Area Appraisal (The Conservation Studio consultants; adopted by the Borough Council following public consultation 3 April 2007) has a photograph of the site (The Freemasons Arms and 4-6 Vicarage Fold) on its front cover and identifies:

- (i) The Freemasons Arms, 2-6 Vicarage Row, 1-9 and 11 and 15-17 Pendleton Road, 2-8 Chapel Fold and 10-14 Old Back Lane to be Buildings of Townscape Merit positively contributing to the character and appearance of Wiswell Conservation Area (Townscape Appraisal Map).

"Most of these buildings (Buildings of Townscape Merit) are 19th century cottages and houses ... important contribution to the architectural character of the conservation area by virtue of their scale, style and materials".

"Freemasons pub, Vicarage Fold: 19th-century public house, of rendered rubble under a slate roof, with simple sandstone window and door dressings and an original moulded timber door canopy".

"Nos 2 to 6 Vicarage Fold: late 19th-century row of cottages of squared rusticated sandstone under slate, with chamfered door and window lintels, gutter brackets, stone doorsteps and sandstone flag paving";

- (ii) The consultant's recommendation of an Article 4 Direction at 2-6 Vicarage Fold (three of only seven such proposals in Wiswell Conservation Area and the only proposals relating to a row) to remove potentially harmful permitted development rights (Townscape Appraisal Map):

"The incremental loss of original building materials and detailing has already been noted on many of the historic buildings within the Wiswell Conservation Area ... these minor alterations can cumulatively have an adverse effect on the conservation area and powers exist to the Council to withdraw some of these permitted development rights (an Article 4 Direction) in the interests of preserving and enhancing the special character and appearance of the conservation area ... It is therefore proposed that permitted development rights are withdrawn for some of the unlisted family dwelling houses in the conservation area that have not already been too adversely affected by unsympathetic alterations, or which form notable groups within the townscape. This will ensure the preservation of unique architectural features and traditional materials".

"The kinds of work that it is proposed to control include: installation of new windows and doors; alterations to the roof, including changing the roof materials; building a porch; the erection of sheds and other outbuildings; the erection or alteration of gates, fences or walls ... It is proposed that the restrictions will only relate to development visible from a public highway (this includes a footpath). It will not affect commercial properties ... which are already controlled more rigorously";

- (iii) Vicarage House is a 'Focal Building' (Townscape Appraisal Map);
- (iv) The paving immediately to the front of 2-8 Vicarage Fold (one of only two locations in Wiswell Conservation area) to be important 'Historic Surfaces' (Townscape Appraisal Map);
- (v) "The historic interest of the village plan, with its 'folds' or rectangular enclosures lined with rows of cottages"; "Its buildings (listed and unlisted) of character and architectural interest"; "The homogeneity of the built environment, deriving from the use of locally quarried sandstone for the majority of the houses and their boundary walls"; "Its tranquillity" (Summary of Special Interest);
- (vi) "Underlying Wiswell's complex network of alleys and lanes is a simple linear village, with properties fronting onto the western side of the Pendleton Road. Large square-shaped plots run back to Old Back Lane. Their shape suggests that they might once have been farmsteads grouped around a courtyard, or even animal enclosures, as the name 'fold' suggests. Three of these large plots can be discerned, bisected by Vicarage Fold and Chapel Fold but only the Vicarage Farm and Vicarage House plot retains its agricultural form, the other two having been built over with rows of simple two-storey stone buildings in the 19th century. From these three core plots, the village extended" (General Character and Plan Form);
- (vii) "most of Wiswell is focussed in upon itself, with houses hidden behind high walls and hedges that help to heighten the sense of enclosure created by the sunken nature of Wiswell's lanes ... Walls, paddocks, springs and troughs are a feature of the village" (Key Views and Vistas);
- (viii) "Wiswell is primarily a residential village" (Activities/Uses);
- (ix) "Wiswell consists largely of farm buildings (now all converted to dwellings) with arched cart entrances, rows of simple two-storey cottages, and a few larger detached houses, most of which lie towards the extremities of the conservation area" (Plan Form and Building Types);
- (x) "The unlisted buildings are typical of the region, being constricted of gritstone rubble under roofs of Welsh slate. Window and door dressings are of simple unadorned sandstone slabs" (Architectural Qualities);
- (xi) "Boundary walls: Some of the boundary walls look as if they might be older than the properties that they surround, having the character of field walls (loosely mortared randomly laid rubble with roughly shaped semi-circular copings) enclosing paddocks that have subsequently been developed" ; "Historic paving: there are small areas of cobbled paving in front 14 Pendleton Road and the southernmost of the two water troughs, and in front of Nos 2 to 6 Vicarage Fold" (Local Details);
- (xii) "Trees make an important contribution to the Wiswell conservation area by screening modern development" (Green Spaces, Trees and other Natural Elements);
- (xiii) "the historic character of the village, which largely preserves its mid-19th century appearance"; "well kept houses and gardens"; "local amenities, including the public house" (Strengths: the most important positive features of the Wiswell Conservation Area);
- (xiv) "some examples of extended and rebuilt structures that are too large or dominant for their site (for example, Rose Cottage, on Moor Lane, which is no longer a cottage and whose bulk needs screening); "there is no car park in the village" (Weaknesses: the principle negative features of the Wiswell Conservation Area);
- (xv) "Alien garden materials have been introduced into the village scene; they include the larch lap fence ... rising behind the stone boundary wall, a similar long fence spoiling the appearance of the fine boundary wall to the garden ... and the eye-catching

yellow-brown timber fencing”; “Continuing loss of original architectural details and use of inappropriate modern materials or details” (Threats).

A ginnel provides important visual separation between the Freemasons Arms and the row of cottages in views from the listed buildings and the road. This view is terminated and enhanced by the silver birch and cherry trees in the garden of 12 Old Back Lane.

The rear elevations and gardens of 2-6 Vicarage Fold retain their historic form as a single build date row of identical units with common window and door opening arrangements and the subdivision of plots with traditional stone walls. Walls have traditional stone copings, stone gateposts and lean-to outbuildings.

Relevant History

No pre-application advice has been sought in respect of the proposed development.

3/2010/0234/P – retrospective change of use of two first floor rooms from residential accommodation to a licensed area (The Freemasons Arms, 8 Vicarage Fold). Planning permission granted 19 March 2012.

3/2008/0140/P – proposed new toilets and store and first floor garden room (The Freemasons). Planning permission granted 18 June 2008.

6/10/52 – proposed additions. Planning permission granted 23 May 1949.

Relevant Policies

Ribble Valley Core Strategy

Key Statement EC1 – Business and Employment Development

Key Statement DS1 – Development Strategy

Key Statement EN5 – Heritage Assets

Policy DMB1 – Supporting Business Growth and the Local Economy

Policy DMG2 – Strategic Considerations

Policy DMG1 – General Considerations

Policy DME4 – Protecting Heritage Assets

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Planning (Listed Buildings and Conservation Areas) Act 1990

Wiswell Conservation Area Appraisal

Environmental, AONB, Human Rights and Other Issues

The main considerations in the determination of this planning application are the impact upon the character and appearance of Wiswell Conservation Area, the impact upon the setting of listed buildings (Vicarage House and Barn 50m from Vicarage House), benefits to the rural economy, impact upon residential amenity, highway safety and loss of dwellinghouses.

In my opinion, the proposals have a harmful impact upon the character and appearance of Wiswell Conservation Area and the setting of the listed buildings. The extension is dominant

and incongruous in design (flat roofs; window and door location and form; first floor doorways; stilts and over-sailing) and materials (timber cladding). The obscuring/blocking of original wall openings, conjoining of buildings, demolition of boundary walls and insensitive alteration/extension of traditional garden features has a harmful impact upon the significance and identity of the Buildings of Townscape Merit and the nineteenth century layout and character of Wiswell's distinct historic folds (Vicarage and Chapel Folds). In my opinion, the loss of the pleasing ginnel through view (terminated by trees) and apparency and incongruity of the two storey flat roofed extension harms the Conservation Area and the setting of both listed buildings facing the site.

In my opinion, the harm in each case to the conservation area and the listed buildings is 'less than substantial'. NPPF paragraph 134 requires that this harm be weighed against the public benefits of the proposal. I consider the proposed improvement to the working environment of the Freemason's staff and the increased offer to the business provided through guest accommodation to be of public benefit (Core Strategy Key Statement EC1 and Policy DMB1 are also relevant in this regard). However, in attaching considerable importance and weight to the keeping free from harm of the conservation area and the setting of the listed buildings [sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990], I do not consider these potential public benefits to outweigh the harm to the designated heritage assets.

Residential Amenity

I am mindful of the amenity concerns of local residents and the Parish Council. However, in my opinion, the revised scheme (enclosed 'corridor') and the opportunity to attach conditions to limit overlooking would ensure that the proposed development did not have significant overlooking, overbearing or overshadowing impacts. Similarly (and mindful of the reassurances of the applicant), the initial comments of RVBC Environmental Health (further information requested; full response will be reported to Committee) do not suggest that at this stage noise and odour concerns cannot potentially be overcome by condition/amendment.

Highways

I have considered the highway safety concerns of local residents and the Parish Council and also the comments of Lancashire County Council (Highways). I am satisfied that the proposals will not result in an unacceptable impact upon highway safety and highway capacity.

Other Issues

I am mindful of concerns as to the loss of two dwelling-houses from the housing stock. However, I concur with RVBC Regeneration and Housing (with consideration to Core Strategy EC1, DMB1, DS1 and DMG2) that "overall, the benefits of supporting the village's economy do demonstrably outweigh the impacts ... on the village's residential housing resource, bearing in mind the relatively few dwellings that will be lost in relation to both current provision on the village and anticipated new provision in the wider area".

I have considered the opinions of RVBC (Countryside). In my opinion, these concerns are not so significant as to preclude proposed development.

Fire escape, property value and right of access issues are not matters for consideration in the determination of this planning application.

RECOMMENDATION: That planning permission is refused for the following reason:

The proposed extensions are dominant and incongruous from their design, materials and the obscuring of important and defining architectural elements and result in the loss or alteration of important historic walling, boundary enclosure and garden structures. This is harmful to the character and appearance of Wiswell Conservation Area and the setting of Vicarage House (Grade I listed) and the Barn approximately 50m north west of Vicarage House (Grade II listed). This is contrary to Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy and the National Planning Policy Framework Paragraph 17 (conserve heritage assets in a manner appropriate to their significance), Paragraph 60 (reinforce local distinctiveness), Paragraph 131 (development sustaining and enhancing the significance of heritage assets and positively contributing to local character and distinctiveness), Paragraph 132 (great weight to conservation) and Paragraph 137 (new development should enhance or better reveal significance).

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2015%2F0604

ITEMS DELEGATED TO DIRECTOR OF COMMUNITY SERVICES UNDER SCHEME OF DELEGATED POWERS

The following proposals have been determined by the Director of Community Services under delegated powers:

APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0587/P	An extension to an agricultural building to provide a dedicated farm office and dairy	Horton Grange Farm Horton
3/2014/1093/P	Retrospective application for calving unit to be open to members of the public as part of the visitor attraction	Hawkshaw Farm Longsight Road Clayton-le-Dale
3/2015/0027/P	Amendment to material type - to use red engineering bricks for the construction of the garage to match the house, rather than block and render	54 Mitton Road Whalley
3/2015/0448/P	Discharge of condition 5 on planning permission 3/2014/0749/P – Car Park Management Plan	Stydd Nursery Stydd Gardens Stoneygate Lane, Ribchester
3/2015/0452/P	Barn conversion for residential use	Horrocks Barn Horrocks Farm, Stonyhurst
3/2015/0620/P	Conversion of barn into three dwellings	Greengates Farm Skipton Road, Gisburn
3/2015/0684/P	Proposed change of use from existing detached garage/games room to annexe to High Lea Bungalow for a dependant relative	High Lea Bungalow Whins Lane Simonstone
3/2015/0717/P	Proposed replacement garage	11 Haugh Avenue Simonstone
3/2015/0739/P	Proposed extensions to dwelling and creation of new access	Wildmans Farm Longsight Road, Langho
3/2015/0765/P	Variation of Condition 2 of planning consent 3/2009/0956 to alter closing time from 7.30pm to 10pm Thursday to Saturday and 7.30pm to 8pm on Sundays	Maureen Cookson Ltd George Street Whalley
3/2015/0782/P	Single storey rear extensions	19 King Street Clitheroe
3/2015/0786/P	Single storey extensions to front and side	Tythe Barn Stables Whins Lane, Simonstone
3/2015/0796/P	Demolition of existing rear extension and replacement with single storey extension to side and rear	46 Knowsley Road Wilpshire
3/2015/0798/P	Illuminated hanging sign, illuminated fascia sign and non-illuminated hoarding sign to front elevation	3B Inglewhite Road Longridge
3/2015/0843/P	Installation of ground mounted PV solar panels	Saccary House Saccary Lane, Mellor

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0867/P	Demolition of existing timber shed and construction of new timber framed outbuilding and external landscaping alterations to form new store and generator compound	Burr Green Manor Osbaldeston Lane Osbaldeston
3/2015/0915/P	Three proposed roof lights in rear roof slope	Appletree House Main Street, Gisburn
3/2015/0916/P	Formation of two additional windows to first floor rooms	Barrow Gardens farm Whalley Road, Barrow
3/2015/0918/P	Retention of unauthorised change of use from agricultural to B1(a) and B1(b) office and laboratory and use of building for storage of private cars and workshop	Bluebell Farm Higher Road Longridge

APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2015/0754/P	Application for the retention of unauthorised work consisting of alteration of the north and west elevations, conversion of garage into living accommodation, erection of a fence and gate to the front of the property	1A The Arches Abbey Fields Whalley	Contrary to Core Strategy policies DMG1

APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2009/0904/P	Reconstruction of part of roof and walls of an existing barn	Hammerton Hall Farm Barn Hammerton Hall Farm Slaidburn
3/2015/0347/P	Four one bed bungalows and 20 two bed bungalows	Land off Towneley Road Longridge
3/2015/0844/P	Retention of unauthorised elevated platform with tree house overhanging adjacent woodland	18 Netherwood Gardens Brockhall Village, Langho

SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2014/1018	Barnacre Road Longridge	20/8/15	33	Issued 16/12/15
3/2015/0159	Twinbrooks Clitheroe	12/11/15	---	Awaiting signature

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2015/0266	Primrose Works Primrose Road, Clitheroe	20/8/15	18	With Legal
3/2015/0159/P	Twinbrooks Clitheroe	12/11/15	-	Awaiting signature

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Time from First Going to Committee to Decision</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2015/0347	Land off Towneley Road, Longridge	20/8/15	N/A	12	Withdrawn 3/12/15

APPEALS UPDATE

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2014/0438 R	16/01/15 but extension given until 6/02/15	Land east of Chipping Lane, Longridge	Inquiry		Withdrawn
3/2014/0697R	29/06/15	Land adj Clitheroe Road, West Bradford	WR		Awaiting decision
3/2015/0272R	22/07/15	Curtis House, Longridge	WR		Appeal dismissed 09/12/15
3/2014/0755R	22/07/15	Mellor Lodge Gatehouse, Mellor	WR		Awaiting decision
3/2014/0846R	12/08/15	Land at 23-25 Old Row, Barrow	Hearing	18/11/15 20/01/16	Adjourned
3/2014/0183R	13/08/15	Land at Malt Kiln Brow, Chipping	Hearing	Provisionally 15/03/16	Awaiting decision
3/2014/0226R	13/08/15	Kirk Mill and Kirk House, Chipping	Hearing	Linked with 3/2014/0183	Awaiting decision
3/2015/0200R	23/09/15	Land rear of Beech Cottage, Lovely Hall Lane, Copster Green	Hearing	15/12/15	Awaiting decision
3/2015/0565R	24/09/15	Coach House, Main Street, Bolton by Bowland	WR		Awaiting decision
3/2015/0566R	24/09/15	Coach House Main Street Bolton by Bowland	WR	Linked with 3/2015/0565	Awaiting decision

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2015/0517	07/10/15	Wolfen Hall Fish House Lane Chipping	WR		Awaiting decision
3/2015/0518	07/10/15	Wolfen Hall Fish House Lane Chipping	WR	Linked with 3/2015/0517	Awaiting decision
3/2015/0016	29/10/15	Cowley Brook Farm Higher Road Longridge	WR		Awaiting decision
3/2015/0333	30/10/15	2 Halstead Mews Rimington	HH		Decision dismissed
3/2015/0345	30/10/15	1 Halstead Mews Rimington	HH		Decision allowed
3/2015/0685	05/11/15	6 Woodcrest Wilpshire	HH		Decision allowed
3/2014/1025	18/11/15	Rattenclough Farm, Wesley Street, Sabden	WR		Statement due 23/12/15
3/2015/0711	16/11/15	19 Whalley Road, Sabden	HH		Awaiting decision
3/2015/0578	24/11/15	Oakfield Longsight Rd Clayton le Dale	WR		Statement due 29/12/15
3/2015/0453	03/12/15	Cherry Tree Farm Chipping Rd Chaigley	WR		Statement due 08/01/16
3/2015/0211	30/11/15	Land between 52 and 54 Knowsley Road Wilpshire	WR		Statement due 04/01/15