

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

DEFER AND DELEGATE

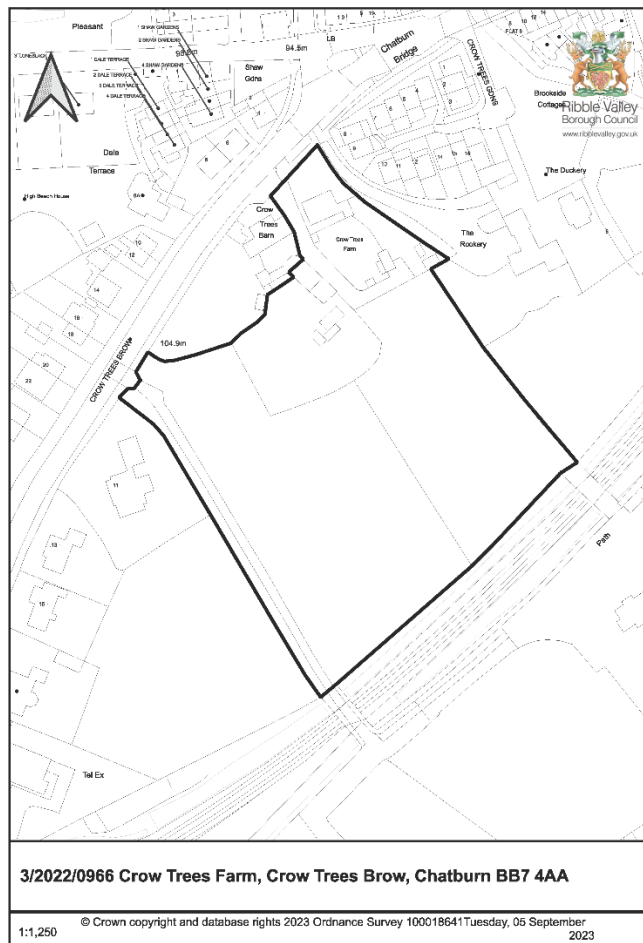
DATE: 21 SEPTEMBER 2023
REF: SK
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APPLICATION REF: 3/2022/0966

GRID REF: SD 376774 444018

DEVELOPMENT DESCRIPTION:

PROPOSED ERECTION OF 37 AFFORDABLE RESIDENTIAL UNITS WITH ACCESS, PARKING AND LANDSCAPING. CONVERSION AND EXTENSION OF FORMER DAIRY OUTBUILDING TO OPEN-MARKET RESIDENTIAL UNIT AND REFURBISHMENT / MODERNISATION OF CROW TREES FARMHOUSE (OPEN-MARKET DWELLING) INCLUDING RECONFIGURATION, ROOFLIGHTS, SIDE WINDOW AND EXTENSION OF TWO OUTBUILDINGS TO FORM GARAGES AT CROW TREES FARM, CROW TREES BROW, CHATBURN BB7 4AA



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

Chatburn Parish Council has offered the following observations:

- Access to the main road is dangerous. Parking is at a premium in Chatburn and vehicles park on the roadside from the junction of Bridge Road.
- The proposed development is located outside of the village boundary.
- Originally a Mill Village at least 60% of the housing is affordable.
- There is insufficient infrastructure to support a further 39 houses.

LOCAL HIGHWAY AUTHORITY (LANCASHIRE COUNTY COUNCIL HIGHWAYS):

Following the receipt of revised/additional information no objection is raised subject to a number of conditions which include securing improvements to the access serving the proposed 37 residential units as well as off-site highway improvements as follows:

- Tactile paving provided on both sides of the footway at the two junctions serving the site.
- Highway signage improvement scheme from the site to Mill Hay Barn, Sawley Road, Chatburn

UNITED UTILITIES:

No objection subject to the imposition of a condition requiring the submission of details of a Sustainable Surface water Drainage Scheme.

LEAD LOCAL FLOOD AUTHORITY (LANCASHIRE COUNTY COUNCIL FLOOD TEAM):

The Lead Local Flood Authority have raised no objection to the proposal subject to the imposition of conditions relating to the following matters:

- That the development be carried out in strict accordance with the submitted Flood Risk Assessment
- Details of a final Surface Water Drainage Strategy for the proposal to be submitted
- The requirement to submit a Construction Surface Water Management Plan
- The requirement to submit a Sustainable Drainage System Operation and Maintenance Manual
- The requirement to submit a verification report in relation to the constructed sustainable drainage system

LOCAL EDUCATION AUTHORITY (LANCASHIRE COUNTY COUNCIL EDUCATION):

The development will need to make a financial contribution towards 2 secondary school places. No contribution towards primary school places is required.

Request a re-consultation immediately before the application is presented to Committee to allow for a final impact assessment and identify the named school(s). This final position will be presented to Committee on the Late Items Sheet.

NETWORK RAIL:

Suitable fencing must be erected along the site boundary with the railway line. No drainage soakaways or attenuation within 30m of the railway boundary. Applicant required to enter into agreements with Network Rail before commencing works on site.

CADENT GAS:

Site in close proximity to gas infrastructure. No objections raised. Informative Note to be added to decision notice.

EAST LANCASHIRE NHS TRUST:

Contribution of £66,554 requested to address the direct impact the development will have on the Trust.

LCC ARCHAEOLOGY:

Recommend a condition requiring a phased programme of investigation prior to development commencing as it is possible that the fields could retain buried evidence of prehistoric or Roman activity in this vicinity.

LANCASHIRE FIRE AND RESCUE SERVICE:

Standard response highlighting relevant building control considerations.

ADDITIONAL REPRESENTATIONS:

23 letters of representation have been received objecting to the application on the following grounds:

- Increase in traffic in the area
- Insufficient infrastructure to support additional housing in the area
- Detrimental impacts upon residential amenity
- The development is out of character for the area
- Inadequate access provision
- Environmental impacts and additional pollution in the area
- Loss of wildlife
- Impacts upon designated heritage assets
- Site is outside the settlement boundary
- No identified housing need in the area
- Design of the dwellings is out of keeping with the area
- Disruption during construction

1. Site Description and Surrounding Area

- 1.1 The application site comprises approximately 1.3ha of land bounded by Crow Trees Brow and Crow Trees Barn to the north and the railway line to the south. To the east of the site lies detached property 'The Rookery' and a field behind. To the west of the site lies 11 Crow Trees Brow and a field behind.

- 1.2 The site largely comprises two fields with a central hedgerow interspersed by trees. At the north of the site lies the Grade II Listed Crow Trees Farmhouse and its gardens, curtilage listed garden shelter, garages and coalhouse. Also at the north of the site to the south-west of the farmhouse is the dairy and workshop. To the south of the dairy is a Dutch barn and remains of an orchard. At the western edge there is an access track running through the site serving two dwellings outside of the site beyond the railway line. The land rises from the rear of the farmhouse up to the southern boundary.
- 1.3 The front part of the site where the farmhouse and outbuildings are located is within the defined settlement boundary of Chatburn. The remainder of the site is located outside the boundary within land designated as Countryside in the Ribble Valley Local Plan. The front part of the site is also located within Chatburn Conservation Area.

2. **Proposed Development for which consent is sought**

- 2.1 The application seeks consent for the erection of 37 affordable residential dwellings with associated parking and landscaped areas. These dwellings would be accessed from an existing access off Crow Trees Brow which is to be upgraded.
- 2.2 It is proposed that the new build dwellings would be a mixture of two-storey and bungalows. Their external walls would be a mixture of stone and/or render with slate colour roof tiles.
- 2.3 Also proposed is the conversion and extension of a former dairy outbuilding to an open-market residential unit including conversion and extension of Dutch Barn to the south to provide annex accommodation to the newly converted dwelling. A new detached garage is also proposed to the rear (west).
- 2.4 Also proposed is the refurbishment / modernisation of the Grade II Listed Crow Trees Farmhouse (which is to remain an open-market dwelling) to include reconfiguration, rooflights, side window and extension/alteration of a curtilage building to the Farmhouse to form a domestic garage. The alterations to the Listed Farmhouse and its curtilage building are also subject to a separate Listed Building Consent application.

3. **Relevant Planning History**

3/2022/0967: Application for Listed Building Consent for refurbishment/modernisation of Crow Trees Farmhouse including internal reconfiguration, rooflights, side window and extension of outbuilding to form garage. (Undetermined live application)

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement EN2: Landscape
Key Statement EN3: Sustainable Development and Climate Change
Key Statement EN4: Biodiversity and Geodiversity
Key Statement EN5: Heritage Assets
Key Statement H1: Housing Provision

Key Statement H2: Housing Balance
Key Statement H3: Affordable Housing
Key Statement DMI1: Planning Obligations
Key Statement DMI2: Transport Considerations

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DME1: Protecting Trees & Woodland
Policy DME2: Landscape & Townscape Protection
Policy DME3: Site and Species Protection and Conservation
Policy DME4: Protecting Heritage Assets
Policy DME5: Renewable Energy
Policy DME6: Water Management
Policy DMH1: Affordable Housing Criteria
Policy DMH3: Dwellings in the Open Countryside and AONB
Policy DMH4: The Conversion of barns and other Buildings to Dwellings
Policy DMB4: Open Space Provision
Policy DMB5: Footpaths and Bridleways

Planning (Listed Buildings and Conservation Areas) Act
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

- 5.1.1 The farmhouse and curtilage building along with the dairy building and Dutch barn, which are proposed to be altered and converted/extended respectively to create one additional open market dwelling with ancillary annex, are located within the defined settlement boundary of Chatburn. Chatburn is a Tier 1 village where residential development within the boundary is supported in principle by the development strategy outlined in the Ribble Valley Core Strategy (RVCS). As such the principle of these proposals which include re-use of buildings is acceptable.
- 5.1.2 The 37 new build affordable residential dwellings are proposed on land outside of the settlement boundary. In which case Policy DMG2 of the RVCS restricts development to a limited number of exceptions. One such exception is that the development is for local needs housing which meets an identified need and is secured as such. This policy aligns with the National Planning Policy Framework (NPPF) which identifies at paragraph 78 that local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local need, which this site is effectively being put forward as.
- 5.1.3 The Council's Housing Team are satisfied that the 37 affordable units would be addressing an evidenced need in Chatburn. There has been no additional affordable housing delivered for well over 15 years in Chatburn and during this time the number of households in the parish with an affordable need has continued to increase. The current stock which is delivered by 3 Registered Providers

(Progress Housing, Accent and Onward Homes) provide a total of 40 units in the parish. Of these units 18 are for over 55 year olds and 22 are for general needs. There is currently no affordable homeownership available in the parish.

- 5.1.4 The affordable scheme would be providing 8 No. 1 bed apartments, 5 No. 2 bed bungalows, 10 No. 2 bed houses, 10 No. 3 bed houses and 4 No. 4 bed houses. The mix of housing types supports the identified need identified by the Council's housing team. As does the proposed tenure mix of 20 shared ownership and 17 affordable rent, which is considered a good tenure split to address this need. This mix of house types and tenure will help to encourage a sustainable community to be formed on site. The requirement for these to be owned or rented by people with a local connection can be secured by legal agreement. The legal agreement would secure delivery of all of the 37 dwellings as being affordable and ensure they remain affordable in perpetuity.
- 5.1.5. The site is located on the edge of the settlement boundary with good accessibility and connectivity to services and facilities within Chatburn. There is also good access to bus services allowing sustainable access to services and facilities further afield. The site is therefore considered to be a sustainable location to support a new residential development of this scale.
- 5.1.6 Taking account of the above, the principle of development does not raise any significant over-riding conflicts with the development strategy for the borough, policy DMH1 of the RVCS or the NPPF in respect of the need to make provisions for development which meets an identified local need and the need to provide sustainable development.

5.2 Impact upon Residential Amenity:

- 5.2.1 The northern boundary of the proposal site has a direct interface and relationship with 'Crow Trees Barn', with the eastern extents of the site sharing a boundary with the residential curtilage of 'The Rookery' to the east, as such consideration must be given in respect of the potential for the proposal to result in undue impacts upon existing or future residential amenities.
- 5.2.2 In respect of Crow Trees Barn, it is proposed that a terrace block of four residential dwellings will be located within close proximity of the shared boundary with this dwelling, with the north (side) gable elevation orientated in such a manner that it benefits from a facing relationship with the shared boundary of the existing dwelling.
- 5.2.3 It is proposed that the north facing elevation of the proposed terrace block will accommodate one window at first floor serving a landing. Given the window does not serve a primary habitable room, it is not considered that the presence of the window will result in significant direct overlooking into the private garden area of Crow Trees Barn. However, in the interests of protecting the amenities of existing residential occupiers of the affected dwelling, the authority considers it appropriate to impose a condition that will require the first-floor north facing window to be obscure glazed.

- 5.2.4 In relation to the 'The Rookery' to the east, it is proposed that a number of dwellings (Plots 25 -33) will back on to the shared boundary with the garden areas associated with the existing property. As such, consideration must be given in respect of the potential for these dwellings to result in undue impacts upon the residential amenities of existing occupiers by virtue of overbearing impact, loss of light or direct overlooking from an elevated (first floor) position.
- 5.2.5 In respect of the above, the proposed offset distances between the proposed dwellings and the shared boundary are within the tolerances normally accepted by the authority. Furthermore plots 25-27 which have a more direct interface with the existing dwelling are proposed as bungalows. As such it is not considered that the proposal will result in any significant measurable undue impact(s) upon the residential amenities of the occupiers of the existing dwelling to a degree that would warrant the refusal to grant planning permission on this basis.
- 5.2.6 The western extent of the site includes and utilises a shared access track that serves a small number of dwellings to the south on the opposing side of the rail track which bounds the southern extents of the proposal site. In this respect, whilst it is likely that the occupiers of existing dwellings to the west and south of the site will experience an element of change resultant from the proposal, including increased vehicular/pedestrian activity along the track, it is not considered that this perceived change will result in any direct negative measurable impacts upon the occupiers of the existing dwellings.
- 5.2.7 The layout demonstrates an acceptable interface distance internally between the proposed dwellings and each plot would be provided with adequate internal floorspace and external amenity space. As such it is not considered that the proposal will result in any significant measurable undue impact(s) upon future occupiers of the development.
- 5.2.8 A noise and vibration report has been submitted with the application. This confirms acceptable noise and vibration levels for future occupiers of the development from nearby noise sources (the railway and road) subject to a number of measures being implemented including standard thermal glazing, trickle vents, ventilation system and acoustic fencing. These can be secured by condition.

5.3 Visual Amenity/External Appearance

- 5.3.1 The submitted details propose the erection of 37 dwellings of varying configurations consisting of two-storey apartments, two-storey dwellings and bungalows. The scale and type of development will inevitably have an urbanising effect on the site given its current (grassland) undeveloped state. It will also introduce built form along a section of Crow Trees Brow which is largely characterised by ribbon development to the north and west. However, the development will be contained by the railway line to the south which is a strong physical barrier which also provides a barrier to the more denser pattern of development to the east towards the centre of Chatburn.
- 5.3.2 In respect of the elevational language of the proposed dwellings the submitted details propose that they will be faced in a variety of materials ranging from coursed natural stone, chalk render and grey roof slates, precise details of the

specifications of the materials will be secured by way of the imposition of planning condition(s). It is proposed that the dwellings will benefit from buff coloured stone heads, jambs and sills with 'dummy' rafter-feet and stone corbel detailing at eaves. A number of the dwellings will also benefit from stone band detailing that will delineate transitions in materials. The dwellings will also benefit from chimney detailing to ensure adequate animation and visual interest within the roofscape, allowing the proposal to have a positive visual relationship with the character of the immediate area.

- 5.3.3 The use of feature gables on the primary elevations only serve to reinforce the visual interest. With the exception of a small parking court to serve plots 1-4, parking will be to the side of dwellings allowing for landscaped areas to the front of plots to help soften the development and reduce the impact of parked cars dominating the streetscape. This also helps to create gaps between dwellings so that it does not appear a cramped form of development. It is proposed to break up the small parking court with landscaping, again to soften the impact particularly as this is sited close to the site frontage and viewed from the conservation area. A condition can secure appropriate material surfacing.
- 5.3.4 The main spine road serving the development will run along the western boundary behind a line of existing and proposed trees and hedgerow before extending eastwards into the site. Plots 1-12 front onto this western section of road and will face outwards so that views of the development are of (more attractive) principle elevations. Plots 19-24 are splayed to achieve a more organic layout and revised plans secure a pair of bungalows in the south-west corner (plots 23-24) to help transition the development with the field to the west.
- 5.3.5 The proposed dairy building, Dutch barn and listed (curtilage) outbuilding to the farmhouse are all proposed to be converted and extended. The conversions are considered to be visually acceptable and represent good design which is sympathetic to the existing buildings yet allows them to be suitable for the intended purpose. Principle elevations are generally preserved and there is a mixture of traditional and modern materials proposed to be used (which can be secured by condition). Revised plans have been secured such that the extensions are now considered subordinate and low key in scale.
- 5.3.6 The National Planning Policy Framework requires development to add to the overall quality of the area', be '*sympathetic to local character.. including the surrounding built environment*', be '*visually attractive as a result of good architecture*' and further states that '*development that is not well designed should be refused* '.
- 5.3.7 As such, taking all of the above matters into account. The proposal is considered to be in broad compliance with Policy DMG1 of the Ribble Valley Core Strategy and Paragraphs 130 and 134 of the National Planning Policy Framework.

5.4 Historic Environment:

- 5.4.1 The site includes Crow Trees Farmhouse and curtilage listed garden structures including garages, garden shelter and coalhouse, which are Grade II Listed. Also included in the site is the dairy which is identified as a non-designated heritage

asset. Beyond the northern site boundary lies Crow Trees Barn which is also identified as a non-designated heritage asset. The front part of the site which contains Crow Trees Farmhouse, curtilage buildings and the dairy falls within Chatburn Conservation Area.

- 5.4.2 In determining the application it is therefore a requirement to consider the Planning (Listed Building and Conservation Areas) Act 1990 (the Act). The principal statutory duty under the Act is to preserve the special character of heritage assets, including their setting. Relevant sections of the Act state the following:-

Listed Buildings - Section 16(2)

In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Listed Buildings - Section 66(1)

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Conservation areas - Section 72(1)

In undertaking its role as a planning authority the Council should in respect to conservation areas pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

In relation to conservation areas decision makers should consider the impacts on the character and appearance of a conservation area (which includes its setting) separately and that development proposals need to satisfy both aspects (to preserve or enhance) to be acceptable.

- 5.4.3 Paragraphs 194, 195, 197, 199, 200, 202 and 203 of the NPPF are a significant material consideration that should be considered alongside the Council's development plan policies (DME4 and EN5 of the RVCS).

- 5.4.4 The key heritage considerations to consider are as follows:

1. Whether the direct works preserve the significance of the grade II listed Crow Trees Farmhouse; and curtilage listed garages, garden shelter and coal house;
2. Whether the proposed new development preserves the special interest of the grade II listed Crow Trees Farmhouse, dairy, garages, garden shelter and coalhouse through development in their settings;
3. Whether the proposed new development preserves or enhances the character or appearance of the Chatburn conservation area including through development in its setting.

- 5.4.5 Crow Trees Farmhouse is of significance as a late C17 farmhouse in two storeys with a further storey in the attic. The north elevation fronts Crow Trees Brow and the principal south elevation faces into the gardens to the south and towards the proposed affordable dwellings. Both elevations retain historic glazing and frames. To the west is the later Cheese Room containing a modified stone sink and a cheese press. The listed building is enclosed behind a historic stone wall which provides a strong sense of enclosure.
- 5.4.6 The curtilage listed coal house, garages and garden shelter illustrate how the farmstead was used historically. The garage retains its stone slate roof and historic hardwood timbers and open frontage which gives the building its distinctive character. The undeveloped fields to the south of the farmhouse that form part of the application site make a strong contribution to the farmhouse's significance.
- 5.4.7 The Chatburn conservation area is characterised by C17 and C18 farmhouses reflecting the agricultural beginnings of the village, and the close proximity of open fields, which provide a rural setting to the village (page 3 of the Chatburn conservation area appraisal). The view down the southern access road to the application site is identified as a key view in the appraisal. The application site therefore makes a strong contribution to the significance of the conservation area.
- 5.4.8 The non-designated heritage asset Crow Trees Barn is of significance as a circa C17-C18 barn historically forming the barn to the listed farmhouse. The immediate setting of the barn including the farmhouse and attached outbuildings make a strong contribution to significance. There is also an historic associative relationship between the undeveloped fields in the site and the barn, so these fields make a small contribution to its significance.
- 5.4.9 The former dairy is of some architectural and historic interest and is associated with Crow Trees Barn to the north and farmhouse to the northeast. The principal east elevation is highly attractive, with a circular pitching window at first floor and doorway directly below, flanked by windows either side. Consideration has been given as to whether it is curtilage listed but both heritage advisors to the Council and the applicant conclude that it is not considered to be a designated heritage asset in its own right for the purposes of this assessment.
- 5.4.10 The proposal for repair and refurbishment of the listed building is welcomed. The listed farmhouse has been vacant for approximately 2 years and severe water ingress and damp is evident. Its re-use brings forward some public benefit. The scheme will retain existing fenestration and involve an additional gable end window and rooflights, which are considered acceptable and justified. The removal of internal partition walls and additional staircase is not considered to harm significance and the original layout remains legible. Removal of the stone sink from the cheese room is acceptable as these has been altered, but this should be retained on the site if possible. The cheese press is to be retained which is positive.
- 5.4.11 It has been confirmed that the removal and replacement of historic windows and mullions does not form part of the scheme proposal. It has also been confirmed that the removal of render to address damp is only on sections of the building where repair and retention is not appropriate. These matters can be secured by condition.

- 5.4.12 Re-use of the curtilage store/garage is supported. To enable the building to be used as a functional garage for the farmhouse it is proposed to extend the front of the building by 2.4m to achieve an internal depth of 6m. In bringing forward the front wall this has the effect of altering the mono-pitch roof so that it is shallower. Originally it was proposed to remove the original roof covering and replace with a new zinc. Revised plans show the original stone roof material to be re-used on the new roof pitch along with matching stone slate material. This would be more sympathetic to the significance of the building and also the conservation area which identifies that traditional roofing materials should be retained. There would still be some limited (*low level of less than substantial harm*) harm caused by altering the roof pitch and losing the existing open frontage to the appearance of the building and the wider group.
- 5.4.13 Re-use of the dairy as a dwelling represents an optimum viable use. The harm caused by the loss of the interior is minor when weighed against the benefit of bringing the redundant dairy back into use. The changes required to the exterior appear to be reasonable and are necessary to achieve a suitable conversion. The extension to the later workshop (Dutch barn) to the south will have no discernible impact on any significant fabric. The new build single storey extension to the west is considered sympathetic and neutral in its impact. Importantly the most significant east elevation will be retained almost unaltered.
- 5.4.14 The proposed housing development will cause a low level less than substantial harm to the significance of the listed building and stores/garage through the changed rural setting and the contribution that makes to the significance of the designated group. The proposed housing development will cause a similar level of harm to the contributing value of the setting to the significance of the non-designated heritage assets (Crow Trees Barn and Dairy).
- 5.4.15 Overall, any harm to designated heritage assets requires clear and convincing justification (paragraph 200, NPPF) and the Local Planning Authority can weigh any harm against the public benefits of the scheme (paragraph 202, NPPF) ensuring to give great weight (paragraph 199, NPPF) to any harm to designated heritage in that balancing exercise.
- 5.4.16 The proposed repair and re-use of the farmhouse and dairy bring forward benefits that outweigh any harm caused by the direct works. To ensure the benefits are delivered it is recommended that a condition is imposed which secures implementation of this before the curtilage building is altered and extended.
- 5.4.17 The proposed housing development will bring forward significant benefits associated with delivery of 37 affordable housing units to meet an identified local need. Efforts have been made to reduce the harm to the group of heritage buildings with the chosen siting of the open space and bungalow properties within their immediate setting. Efforts have been made to reduce the harm to the conservation area with the set back of plots 1-4 from the site access and provision of soft landscape buffer. There are considered to be significant public benefits in this case which outweigh the less than substantial harm caused from the housing development to the setting of the designated and undesignated heritage assets.

5.4.18 Overall the proposed development achieves a positive balance and so the scheme is deemed to have met the specific duties *to preserve* under the Act and would be in accordance with the objectives of Chapter 16 of the NPPF and policies DME4 and EN5 of the RVCS.

5.5 Landscape and Ecology:

5.5.1 The application has been accompanied by an Arboricultural Impact Assessment. This identifies the removal of the entire length of hedgerow (H1) close to the western boundary to accommodate the estate road as well as sections of hedgerow centrally within the site (H2 and H3) to accommodate the development. Positively the landscape masterplan submitted shows a large section of H2 and H3 are to be retained together with trees within the hedge, and H1 is to be replaced with an almost identical length of hedgerow along the western boundary which is to be interspersed with trees.

5.5.2 Existing trees along the site edges are to be retained unless they have been identified as category U (not worthy of retention). In which case new tree planting will be secured as necessary. It was originally proposed to plant a new hedgerow along the southern edge with the railway which would also form the rear boundary to residential curtilages. However following safety concerns raised by Network Rail about this not providing an adequate protection barrier revised plans have been received showing a timber fence. Whilst a timber fence will have a more urbanising impact, it is accepted that the need to ensure public safety outweighs visual impact in this case, and it is not considered to be significantly harmful.

5.5.3 The landscape masterplan is considered acceptable as a framework, however as no details of species mix or density have been provided, and clarification needed regarding new tree planting, a condition would be required which secures full landscape details.

5.5.4 A preliminary ecological appraisal has been submitted. No bats were recorded roosting on the site. The mature trees and hedgerows are to be largely retained. Birds are likely to use scrub for nesting therefore a suitable condition securing no removal during bird nesting season is appropriate. No other notable or protected species were recorded. Mitigation is recommended which again can be secured by condition.

5.5.5 A bat, bird and barn owl survey of the heritage buildings has been submitted. The farm house, the cheese room and the dairy barn are confirmed to be used by bats for roosting. As such it is considered that a Natural England (NE) Protected Species Mitigation Licence (PSML) for bats will be required.

5.5.6 In order for the NE licence to be granted, NE requires 3 tests for the development to be met: (a) Preserving public health or public safety or other imperative reasons of overriding public interest; (b) there is no satisfactory alternative; and (c) the action will not be detrimental to maintaining the population of the species concerned at a favourable conservation status in its natural range. As competent authority the Habitats Directive places a duty on local planning authorities to consider whether there is a reasonable prospect of a licence being granted and apply the three tests.

- 5.5.7 In terms of the first test, the proposal to refurbish the farmhouse and re-use the dairy barn could be considered a reason of overriding public interest. In terms of the second test, there is no satisfactory alternative to achieve the refurbishment and conversion without disturbing bat roosts. The final test is an ecological one, which the submitted ecology survey says will be met as appropriate compensation / mitigation is possible. As all three tests have been met there is a reasonable prospect that NE would grant a licence for this development. Therefore the proposal would satisfy policy DME3 of the RVCS which seeks to resist development proposals likely to have an adverse effect on protected species unless it can be clearly demonstrated that the benefits outweigh the local and wider impacts.
- 5.5.8 There is potential for barn owls however no evidence of use was found. There is potential for nesting birds and old inactive nests have been found. One active nest was observed in the open barn. There is no specific mitigation for barn owls and it is advised that some provisions for nesting birds be included in the proposed development. Subject to appropriate conditions being secured there are no ecological concerns.

5.6 Highway Safety and Accessibility:

- 5.6.1 Following the receipt of additional and revised information the Local Highways Authority (LHA) have raised no objection to the proposal stating that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.
- 5.6.2 The site will be accessed off Crow Tress Brow which is a C classified road subject to a 30mph speed limit. The site will utilise two existing accesses to serve the proposal.
- 5.6.3 One access currently serves 2 dwellings located to the south of the railway track. This access will be improved and used to serve the proposed 37 units as well as the 2 existing dwellings to the south of the application site. The LHA is satisfied that the access is safe and suitable for the development, with a refuse vehicle being able to safely enter and exit the site. Therefore they have no concerns regarding the access width. The access can provide visibility splays of 2.4m x 63m to the north and 2.4m x 61m to the south. The LHA has no concerns regarding vehicular visibility at the site.
- 5.6.4 The other access which will serve the farmhouse and the converted barn and outbuildings is already existing and all farm operations will cease following the application, meaning that the site will generate less trips than its existing use. Therefore, the LHA has no concerns regarding the use of this access to serve the two dwellings.
- 5.6.5 There have been no Personal Injury Collisions recorded within 200m of the site in the last 5 years and therefore there are no pre-existing highway safety concerns.
- 5.6.6 The proposed development could generate approximately 39 two-way car trips in the peak hours. The LHA consider that the proposed development will not have a severe impact on the local highway network. However, this is subject to site access

and off site improvements (widening of the site access serving the proposed 37 dwellings, tactile paving being provided on both sides of the footway at the two accesses and a highway sign improvement scheme for the centre of Chatburn).

- 5.6.7 The proposed internal layout is to an acceptable standard. Grass verges within the development would not be adopted and would need to be maintained by a private management company.
- 5.6.8 The parking arrangements comply with the parking guidance as defined in the Joint Lancashire Structure Plan, given the number of bedrooms each dwelling will occupy. Electric Vehicle charging points should be provided along with storage provision for cycling.
- 5.6.9 The site is located a short walking distance away from key local amenities in the centre of Chatburn where facilities such as a convenience shop, primary school, among other facilities can be found. They are all served by footways along Crow Trees Brow. Approximately 140m from the site along Bridge Lane there are two bus stops providing east and west bound services. These bus services provide regular access to Clitheroe, Barley, Preston and Skipton. The LHA do not request any improvements / contributions towards cycling or public transport infrastructure.
- 5.6.10 The Local Highways Authority have further requested, that should consent be granted, that conditions relating to the following matters be imposed:
- Submission of a Construction management Plan
 - Timings for the implementation and completion of the proposed site access
 - Protection and retention of visibility splays
 - Highways works to be completed to first occupation
 - Details of highways management and maintenance to be submitted
 - Details of the full engineering, drainage, street lighting and constructional details of the streets proposed for adoption to be submitted
 - Provision(s) of electric vehicle charging points
 - Provision(s) of dedicated cycle storage
 - Controls to be imposed in relation to the occupation of the proposed 'annexe' building
- 5.6.11 Subject to securing the aforementioned conditions then the proposal is considered to meet the requirements of the NPPF and RVCS key statement DM12 and policies DMG1 and DMG3.

5.7 Infrastructure

- 5.7.1 The proposal will include provision of public open space (POS) on site in the form of natural and semi-natural greenspace. However in the absence of any formal children's play facilities it is reasonable for a development of this scale to make a contribution towards improvements to existing play facilities in Chatburn which are within reasonable walking distance of the site. Policy DMI1 of the RVCS provides the policy framework / justification for such requirements.

- 5.7.2 POS contributions are calculated based on the impact of the proposed development on the Borough's current provision and its identified future needs. A total cost figure of open space, sport and leisure requirements has been used to generate a per head contribution that relates overall resident numbers to the overall combined costs of the various open space requirements.
- 5.7.3 Applying the Council's cost per head figure to this development results in a contribution requirement of £16,896.51. This can be secured in a Section 106 agreement.
- 5.7.4 The Local Education Authority (LEA) have applied their methodology to the development proposal and identified a requirement for a contribution towards two secondary school places. They have requested a re-assessment at the point the application is ready to be determined by the Committee to ensure the assessment is based on the most up-to-date data e.g. population demographics, committed developments and cost per place. This final assessment will identify the named school(s) to receive the contributions. The LEA have been asked to provide a re-assessment and this will be reported to Committee on the Late Items Sheet. Any contributions identified can be secured in a Section 106 Agreement. Policy DMI1 of the RVCS provides the policy framework / justification for upholding such requirements.
- 5.7.5 The East Lancashire NHS Trust has requested contributions towards health care provision, with the Trust suggesting in their response that Government funding they receive towards the cost of providing a service for the new residents will only be in three years' time and will not be backdated. However, unlike the education and POS contributions, Policy DMI1 of the RVCS does not provide a policy framework for upholding such requirements. And even applying the more general NPPF and National Planning Practice Guidance, the formula provided has not been demonstrated to be directly related to the development and so the request fails to meet the test for securing obligations. As such this request will not be upheld.

5.8 Flood Risk and Drainage

- 5.8.1 A Flood risk assessment has been submitted which identifies the site as being within flood zone 1 (lowest risk of flooding). It includes a Drainage Strategy which indicates that surface and foul water will drain into a combined sewer along Crow Trees Brow. Both the Lead Local Flood Authority and United Utilities raise no objection but request full details to be submitted, which will be controlled by conditions.

6. Observations/Consideration of Matters Raised/Conclusion

- 6.1 For the reasons outlined above the proposed development is considered to be compliant with the relevant policies outlined within the Ribble Valley Core Strategy as well as the NPPF. The visual impact of the development has been reasonably mitigated and the proposal is considered to represent good design. The heritage impact has been reasonably mitigated and any (low level) *less than substantial* harm is considered to be significantly outweighed by the public benefits of the development. The removal of existing landscape features has also been reasonably mitigated with replacement planting. The impact upon bats has been considered in the conversion and extension elements of the

proposal, but it is likely that a Natural England licence would be issued and there are public benefits which outweigh the impacts. No other matters have been identified which raise significant concern or that cannot be addressed by conditions.

- 6.2 As such the proposal is recommended for approval, subject to the conditions listed below and the completion of a section 106 agreement securing 100% affordable housing, £16,896.51 towards public open space improvements and education contributions (subject to confirmation from the Local Education Authority).

RECOMMENDATION: That the application be DEFERRED and DELEGATED to the Director of Economic Development and Planning for approval following the satisfactory completion of a Legal Agreement and 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 by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in accordance with the proposals as detailed on drawings:

- Location Plan Ref 21/139/L01
- Proposed Site Layout Ref 21/139/P01D
- Mews Block Proposed Floor Plans & Elevations Ref 21/138/AF01B
- The Bristow (Apartment Block) Proposed Floor Plans & Elevations Ref 21/139/AF02B
- The Marsden (2H795) Proposed Floor Plans & Elevations Ref 21/139/AF03A
- The Bransfield (3H951) Proposed Floor Plans & Elevations Ref 21/139/AF04A
- The Wainwright (3H1079) Proposed Floor Plans & Elevations Ref 21/139/AF05A
- The Wainwright (3H1057) Proposed Floor Plans & Elevations Ref 21/139/AF06A
- The Ruxton (2B719) Proposed Floor Plans & Elevations Ref 21/139/AF07B
- The Hastings and Burton Semi (2B744) Proposed Floor Plans & Elevations Ref 21/139/AF09A
- Proposed Main House Refurbishment and Extension of Store to form Garage Ref 21/139/CO1A
- Proposed Barn Conversion & Extension Floor Plans & Elevations Ref 21/139/C02A
- Proposed Dutch Barn Conversion (Annex accommodation to dwelling) Floor Plans & Elevations Ref 21/139/C03A
- Site Sections and Street Scene Ref 21/139/SS01C
- Proposed Boundary Treatment Details Ref 21/139/PO4B
- Detached Garage to Barn Conversion Ref 21/139/GO4
- Landscape Layout 4265/101D

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. Notwithstanding the submitted details, the details or specifications of all materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

4. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include areas of soft landscaping (including any retained trees, hedgerows and other planting and any replanted or transplanted hedgerows), hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services. The details will be expected to be in general accordance with the approved Landscape layout plan (4265/101D).

The soft landscaping works shall be carried out in accordance with the approved details within the first planting season following occupation of the dwelling to which they relate to, or in the case of landscaping within public areas, prior to occupation of the 20th dwelling hereby approved. The hard landscaping works shall be carried out in accordance with the approved details prior to first occupation of the dwelling to which they relate.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 10 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

REASON: To ensure the site is satisfactorily landscaped in the interests of visual amenity and ecology and to ensure compliance with the Wildlife and Countryside Act 1981.

5. (a) The new estate road for the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level for a distance of 10 metres into the site from the highway before any other development takes place within the site.

(b) No dwelling hereby approved shall be first occupied until the new estate road(s) affording access to those dwelling(s) has been constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level.

(c) In the event that the new estate road is not proposed for adoption by the Local Highway Authority then details of their road construction (surface materials and depth) and highway infrastructure (footways, street lighting, drainage) shall be submitted to, and approved in writing by, the Local Planning Authority. No dwelling hereby approved shall be first occupied until the new estate road(s) affording access to that dwelling has been constructed in accordance with the approved details.

REASON: To ensure that the road surfaces are visually acceptable and that any private roads are of sufficiently adequate construction to support any loading applied to them to enable effective waste management and emergency services access, and that the necessary infrastructure is provided.

6. (a) Prior to the first occupation of any dwelling, the proposed arrangements for future management and maintenance of the roads/ footways/ cycleways within the development shall be submitted to, and approved in writing by, the Local Planning Authority. These details shall include a plan showing areas of highway proposed for adoption by the Local Highway Authority and any areas proposed for private management.

(b) Should the plan required as per the above show that any highway within the estate would be privately managed, details of a Road Management Plan to detail how those sections of highway would be maintained in perpetuity, such as a private management and maintenance company to be established if applicable, shall be submitted to and approved in writing by the Local Planning Authority. The highway shall thereafter be maintained in accordance with the approved management and maintenance details or until such time as an agreement has been entered into under section 38 of the Highways Act 1980.

(c) Should the plan required as per the above show that any highway within the estate would be proposed for adoption by the Local Highway Authority, those roads/ footways/ cycleways shall be made up to, and retained thereafter to, the Local Highway Authority's Adoptable Standards.

REASON: To ensure that all highways, footways and cycleways will be maintained to a sufficient standard by either the Local Highway Authority or by a site management company.

7. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on LMP drawing number 21/139/P01 Rev D have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

8. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway mitigation namely:

- Tactile paving provided on both sides of the footway at the two junctions serving the site.
- Highway signage improvement scheme (from the site to Mill Hay Barn, Sawley Road, Chatburn).

has been submitted to, and approved in writing by, the Local Planning Authority including a timetable for implementation. The works shall be completed in accordance with the approved details including approved timetable.

REASON: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site.

9. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number;
- Details of the parking of vehicles of site operatives and visitors;
- Details of loading and unloading of plant and materials;
- Arrangements for turning of vehicles within the site;
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (pedestrians and cyclists);
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel washing facilities;
- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
- Measures to control the emission of dust and dirt during construction;
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
- Construction vehicle routing;
- Delivery, demolition and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

REASON: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

10. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 63 metres to the north and 2.4 metres by 61 metres to the south have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).

11. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with LMP drawing number 21/139/P01 Rev D. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

12. The development permitted by this planning permission shall be carried out in accordance with the principles set out within the site-specific flood risk assessment (September 2022 / Flood Risk Assessment and Drainage Strategy – 22.1150 / Reford Consulting Engineering Limited).

The measures shall be fully implemented prior to occupation of the development and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority.

REASON: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

13. No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to and approved in writing by the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon the site specific flood risk assessment [and indicative surface water sustainable drainage strategy] submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

The details of the drainage strategy to be submitted for approval shall include, as a minimum:

- a) Sustainable drainage calculations for peak flow control and volume control for the:
- i. 100% (1 in 1-year) annual exceedance probability event;
 - ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;
 - iii. 1% (1 in 100-year) annual exceedance probability event + 50% climate change allowance, with an allowance for urban creep.

Calculations must be provided for the whole site, including all existing and proposed surface water drainage systems.

- b) Final sustainable drainage plans appropriately labelled to include, as a minimum:
- i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
 - ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all existing and proposed surface water drainage systems up to and including the final outfall;
 - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
 - iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
 - v. Existing and Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;

- vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
 - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components.
- c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates and groundwater levels in accordance with BRE 365.
 - d) Evidence of an assessment of the existing on-site watercourse to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.
 - e) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.

The sustainable drainage strategy shall be implemented in accordance with the approved details.

REASON: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

- 14. No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority.

The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:

- a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.
- b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

REASON: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue surface water flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 167 of the National Planning Policy Framework.

15. The occupation of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority. The details of the manual to be submitted for approval shall include, as a minimum:
- a) A timetable for its implementation;
 - b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures, including all watercourses and their ownership;
 - c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;
 - d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;
 - e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
 - f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and
 - g) Means of access for maintenance and easements. Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

REASON: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 169 of the National Planning Policy Framework.

16. The occupation of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority. The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

REASON: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework.

17. Prior to the commencement of development, a detailed site investigation shall be carried out in accordance with a written methodology, which shall first have been submitted to and approved in writing by the Local Planning Authority. If remediation measures are then considered necessary, a scheme for decontamination of the site shall be submitted to, and approved by, the Local Planning Authority in writing and the approved scheme implemented prior to the development of the site, and validation of the approved measures

shall be submitted to, and approved by, the Local Planning Authority in writing on completion of the works. Any changes to the approved scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

REASON: The development is for a sensitive end use and insufficient information has been submitted with the application as to the potential contamination risks of the site. The potential for contamination must therefore be addressed in order to safeguard the development in accordance.

18. No demolition, ground works, site / vegetation clearance or construction in respect of the Grade II Listed Farmhouse shall commence until the Local Planning Authority has been provided in writing with either:

- a licence issued by Natural England pursuant to Regulation 39 of the Conservation of Habitats and Species Regulations 2010 in respect of the likely harm to bats as a result of the demolition / development authorising the specified activity / development go ahead; or
- a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a licence.

REASON: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and Section 15 of the National Planning Policy Framework.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, amending or re-enacting that Order), all garages hereby permitted shall be maintained as such and shall not be converted to or used as additional living accommodation that would preclude its ability to accommodate parked motor vehicles unless a further planning permission has first been granted in respect thereof.

REASON: To allow for the effective use of the parking areas in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

20. The development hereby approved shall be implemented in full accordance with the Ecological Appraisal submitted with the planning application [Preliminary Ecology Appraisal, Envirotech, 7903, 1/9/2022] including all the mitigation measures set out in that report.

REASON: To ensure compliance with the Wildlife and Countryside Act 1981, Policy CDMP4 of the Wyre Local Plan (2011-31) and section 15 of the National Planning Policy Framework.

21. Prior to the first occupation of any dwelling hereby approved details of the provision of electric vehicle charging points within the boundary of the site shall have been submitted to and approved in writing by the local planning authority. These shall have been made available for use prior to the first occupation of the dwelling and thereafter retained as such.

REASON: To contribute towards sustainable transport objectives and the reduction of harmful vehicle emissions.

22. Prior to the commencement of development details of the existing and proposed ground, slab and finished floor levels shall be submitted to and approved in writing by the Local Planning Authority.

The ground, slab and finished floor levels shall be constructed and completed in accordance with the approved details.

REASON: To ensure that the development has a satisfactory visual impact on the streetscene, a satisfactory impact on neighbouring residential amenity and has a minimum risk of flooding.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no fences, gates, walls, railings or other means of enclosure shall, at any time, be constructed/erected within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts on to a highway without express planning permission first being obtained.

REASON: To safeguard the appearance of open plan development.

24. Prior to slab level being reached, details of the location and appearance of cycle storage area(s) shall be submitted to and approved in writing by the Local Planning Authority for those plots which do not have garages within their curtilage. The development shall be implemented in accordance with the approved details, prior to first occupation of any part of the approved development and thereafter maintained and retained.

REASON: In the interests of the appearance of the site and locality and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

25. The annexe (existing Dutch barn outbuilding) hereby approved shall only be used ancillary to the enjoyment of the approved dwelling (existing dairy building) and shall not be used by way of sale or sub-letting to form separate residential accommodation.

REASON: To avoid the creation of separate dwellings which require further consideration against relevant Local Plan policies.

26. Prior to slab level being reached for any new-build dwelling hereby approved, or in the case of the dairy building, prior to conversion works commencing, a scheme which identifies opportunities for biodiversity enhancement on site including (but not limited to):

- bat bricks and/or tubes within the new development
- bird boxes
- bat boxes
- Native tree and shrub planting
- Hedgerow planting
- Bolstering of existing hedgerows
- Creation of suitable sized gaps/corridors at ground level to encourage wildlife movement

shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall be implemented prior to occupation of the dwelling to which they relate or, if within public areas, at the same time as those areas are delivered. The agreed scheme shall be retained in perpetuity and the wildlife corridor shall thereafter remain free from obstructions which would preclude their use by wildlife.

27. Notwithstanding the details submitted, details of the alignment, height, and appearance of all boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development shall have been submitted to and approved in writing by the Local Planning Authority prior to slab level being reached for any dwelling hereby approved. The approved details shall be provided prior to first occupation of the dwelling to which they relate.

REASON: To ensure that the development has a satisfactory visual impact on the streetscene and a satisfactory impact on highway safety.

28. Prior to first occupation of the development hereby approved, the noise mitigation measures set out in the supporting Noise Assessment submitted with the application [Martec Environmental Consultants Ltd, 12.4.2022] shall be implemented. The approved noise mitigation measures shall thereafter be retained and maintained.

REASON: To ensure there is no adverse effect on the health and quality of life of future occupants and to avoid an unacceptable impact on residential amenity by virtue of noise.

29. No works to the application buildings, including any clearance/demolition or preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological building recording as set out in "Understanding Historic Buildings" (Historic England 2016). The recording should be to Level 3 for Crow Trees farmhouse, and Level 2 for the barn/dairy and other 19th century or earlier ancillary buildings. No record is required for the Dutch Barn. Wherever possible the recording of the farmhouse should also include observation and recording during opening-up and other investigative works to the building structure. This work must be carried out by an appropriately qualified and experienced professional contractor to the standards set out by the Chartered Institute for Archaeologists and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

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

30. No new development, site clearance/preparation, or demolition shall commence until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which shall be submitted to, and approved in writing by, the local planning authority. The programme of works shall include an initial phase of field investigation to include trial trenching, as well as the compilation of a report on the work undertaken and the results obtained. These works should aim to establish the presence or absence of buried archaeological remains and their nature, date, extent and significance. If remains are encountered then a subsequent phase of impact mitigation (which may include preservation in situ by the appropriate design or siting of new roads, structures and buildings, formal excavation of remains or other actions) and a phase of appropriate

analysis, reporting and publication shall be developed, and a further written scheme of investigation submitted to and agreed with the local planning authority before development commences. Copies of all reports should be deposited directly with the Lancashire Historic Environment Record. All archaeological works shall be undertaken by an appropriately qualified and experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with the agreed details.

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

31. Prior to the first occupation or use of the development hereby approved, the first floor window(s) in the north elevation(s) of plot 1 shall be:
- i) obscure glazed at a scale of 5 (where 1 is hardly obscured and 5 is totally obscured), and
 - ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

The window(s) (including any subsequent repaired or replacement window) shall be maintained and retained thereafter in accordance with this detail.

REASON: To safeguard the privacy of adjoining residents.

32. No tree felling, tree works or works to hedgerows shall take place during the optimum period for bird nesting (March to August inclusive) unless a report, undertaken by a suitably qualified person immediately prior to any clearance, has been submitted to and approved in writing by the Local Planning Authority, demonstrating that nesting / breeding birds have been shown to be absent.

REASON: To protect and prevent unnecessary disturbance of nesting birds in accordance with the provisions of the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework.

33. No works to alter and extend the existing (Listed) curtilage building to the Farmhouse shall commence until the approved renovation works to the Farmhouse have been implemented in full.

REASON: To ensure that the public benefits identified to justify the assessed level of harm are delivered.

34. Prior to the commencement of the development hereby approved in respect of the Listed Farmhouse, details of the extent of new render to be applied to the elevations shall be submitted along with a specification for the render to be used (including mix ratio and finishing) together with a methodology for its application shall have been submitted to and approved in writing by the Local Planning Authority. Dependent on the extent of new render required and approved, there may also be a requirement to provide a sample panel on site to be inspected and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details.

After completion, only the approved details shall be subsequently used as a repair or replacement.

REASON: To preserve or enhance the architectural and historic character of the Listed Building.

INFORMATIVES/NOTES

1. Construction Management Plan.
 - There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
 - There must be no storage of materials in the public highway at any time.
 - There must be no standing or waiting of machinery or vehicles in the public highway at any time.
 - Vehicles must only access the site using a designated vehicular access point.
 - There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
 - A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk
 - All references to public highway include footway, carriageway and verge
2. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278 and Section 38), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number. Please be aware that the demand to enter into section 278 agreements with Lancashire County Council as the highway authority is extremely high. Enquiries are being dealt with on a first come first served basis. As such all developers are advised to seek to enter into Section 278 agreements at a very early stage. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 38), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.
3. Relevant archaeological standards and a list of registered contractors can be found on the ClfA web pages: <http://www.archaeologists.net>. Contact details for other non-registered contractors can be found on the BAJR web site: <http://www.bajr.org>. "Understanding Historic Buildings" can be accessed online at <https://historicengland.org.uk/images-books/publications/understanding-historicbuildings/>.

4. Relevant archaeological standards and a list of registered contractors can be found on the ClfA web pages: <http://www.archaeologists.net>. Contact details for other non-registered contractors can be found on the BAJR web site: <http://www.bajr.org>

BACKGROUND PAPERS

https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2022%2F0966