

**New Barn
Knowles Brow
Hurst Green
Near Clitheroe
BB7 9PT**



A substantial detached stone built barn extending to circa 7,000 sqft (650 sqm) with planning permission granted for conversion into 3 properties. There is an alternative potential for conversion into a substantial single property for which architectural sketches have been conceived. The property enjoys superb views over the Ribble Valley and occupies a discreet and little known position close to Stonyhurst College and within a mile of Hurst Green in the Forest of Bowland Area of Outstanding Natural Beauty.

Offers Over £675,000

T: 01423 523423

Regent House, 13-15 Albert Street, Harrogate HG1 1JX
E: harrogate@carterjonas.co.uk

carterjonas.co.uk

LOCATION

New Barn occupies a discreet and little known position, close to Stonyhurst College and just to the east of the popular and sought after village of Hurst Green. It occupies a lovely semi rural setting surrounded by open countryside and woodland. It is however conveniently located with a wide range everyday amenities available in the neighbouring towns of Clitheroe, Whalley and Longridge.

GENERAL COMMENTS

New Barn is a substantial stone built barn with planning permission granted to convert into 3 properties – 1 x 4 bedroom, 1 x 3 bedroom and 1 x 2 bedroom. In total the barn extends to about 7000 sq ft (650 sqm).

The sale represents a fantastic and rare development opportunity in the area. Very few opportunities of the nature are offered to the open market.

Whilst currently having planning for 3 units, there may be the potential to convert the barn into a single residence, creating a most spacious, impressive and individual family house.

PLANNING HISTORY

2 September 2013 – 3/2013/0625

Planning permission granted for conversion of the barn to three open market dwellings.

26 June 2014 – 3/2014/0417

Variation of conditions 2 (plans) and 12 (access) of planning consent 3/2013/0625 for conversion of barn to three dwellings.

19 September 2016 – 3/2016/0760

Discharge of conditions 4 (materials), 5 (landscaping), 6 (roof lights), 8 (windows and doors), 11 (access prevention), 12 (foul drainage), 13 (access and parking) and 15 (surface water) from planning permission 3/2014/0417.

14 December 2016 – 3/2016/1011

Certificate of lawfulness issued to provide confirmation that the development approved under planning permission 3/2014/0417 and 3/2016/0760 has lawfully commenced.

Full details of the relevant planning permissions and associated documentation are available to view online on the Ribble Valley planning portal – www.ribblevalley.gov.uk

Please note that in accordance with the granted planning permission, a purchaser will be responsible for creating and installing a new access track off the B6243 Whalley Road, up to the barn. Please refer to drawing number 8857 – SK01 _ A.

ADDITIONAL INFORMATION

Viewing – Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions – Postcode BB7 9PT

From Clitheroe proceed on the B6243 for about 4 miles, towards Hurst Green and Longridge. After the turning left to Whalley, proceed down the hill, across the bridge and up the hill. Proceed past the bus stop and continue past the sign for Hobbit Hill and follow the road round to the right. After a short distance there is a track access on the right – this is the track which leads up to New Barn. In view of the condition of the track, it is only accessible via a 4x4 vehicle.

For more detailed information, please contact Tony Wright at Carter Jonas.

DD: 01423 707815

Email: tony.wright@carterjonas.co.uk

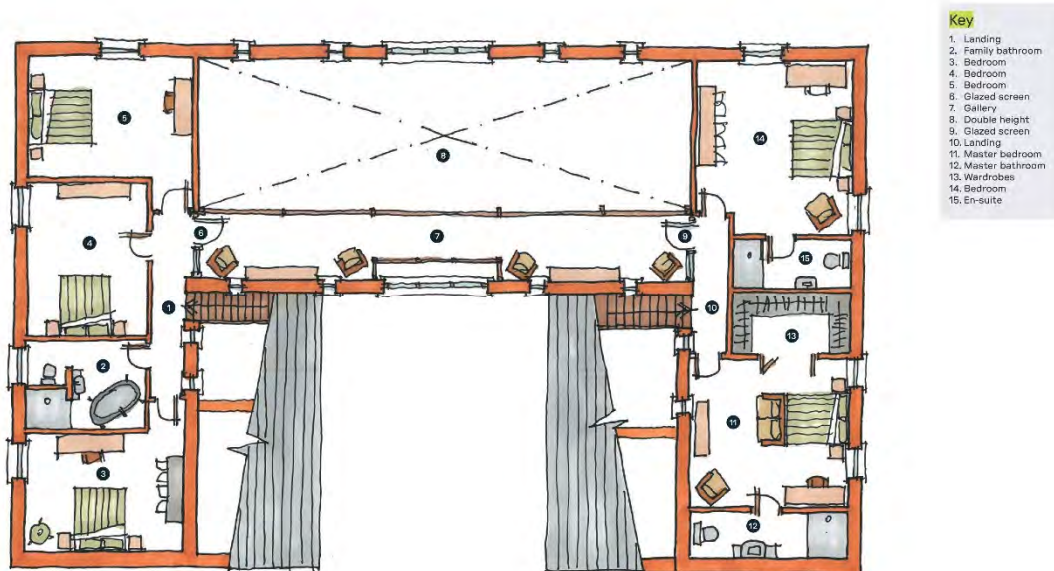






POTENTIAL TO CONVERT BARN TO A SINGLE RESIDENCE

Whilst the existing planning permission relates to converting the barn into 3 properties, there may be the potential to convert the barn into a single substantial property. This would obviously be subject to obtaining a suitable planning permission. Some indicative plans and CGI images have been produced and are included for information purposes only.







RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

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Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2013/0625

DECISION DATE: 02 September 2013

DATE RECEIVED: 08/07/2013

APPLICANT:

Stonyhurst College Estate
Stonyhurst College
Clitheroe
Lancs
BB7 9PZ

AGENT:

Carter Jonas
Regent House
13-15 Albert Street
Harrogate
HG1 1JX

DEVELOPMENT Conversion of barn to three open market dwellings.

PROPOSED:

AT: New Barn Stonyhurst Clitheroe Lancashire

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

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 pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The permission shall relate to the development as shown on Plan Reference numbers C26-1-1 and C26-1-1-1, and referred to on the e-mail dated 1st July 2013.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1, H17 and ENV1 of the Ribble Valley Districtwide Local Plan and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DME2, DMH3 and DMH4, and Key Statement EN2.

4. This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated June 2013. Any deviation from the survey may need to be the subject of a further planning application.

Reason: To comply with Policies G1 and H16 of the Ribble Valley Districtwide Local Plan and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DMH3 and DMH4, and Key Statement EN2 since the application is for the conversion of the building only.

5. Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.

REASON: In the interests of visual amenity in order to retain the character of the barn and to comply with Policies G1, H16, H17 and ENV1 of the Ribble Valley Districtwide Local Plan and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DME2, DMH3 and DMH4, and Key Statement EN2.

6. All new and replacement door and window head and sills shall be natural stone to match existing.

REASON: In the interests of visual amenity in order to retain the character of the barn and to comply with Policies G1, H16, H17 and ENV1 of the Ribble Valley Districtwide Local Plan and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DME2, DMH3 and DMH4, and Key Statement EN2.

7. All new and replacement gutters shall be cast iron or aluminium supported on 'drive in' galvanised gutter brackets.

Reason: To ensure a satisfactory standard of appearance in the interests of visual amenity, and to comply with Policies G1, H17 and ENV1 of the Ribble Valley Districtwide Local Plan and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DME2, DMH3 and DMH4, and Key Statement EN2.

8. All doors and windows shall be in timber and retained as such in perpetuity.

Reason: To ensure a satisfactory standard of appearance in the interests of visual amenity, and to comply with Policies G1, H17 and ENV1 of the Ribble Valley Districtwide Local Plan and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DME2, DMH3 and DMH4, and Key Statement EN2.

9. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 23rd May 2013, and all proposed mitigation measures shall be adhered to.

In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

Reason: To ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed. To ensure that are no adverse effects on the favourable conservation status of a bat population. To protect the bat population from damaging activities and reduce or remove the impact of development.

10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any order revoking or re-enacting that Order) any future extensions, external alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H, and Part II Class A, shall not be carried out without the formal written consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1, H17 and ENV1 of the Ribble Valley Districtwide Local Plan and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DME2, DMH3 and DMH4, and Key Statement EN2.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) the building(s) shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

Reason: To safeguard the character of the building(s) in accordance with Policies G1, H17 and ENV1 of the Ribble Valley Districtwide Local Plan and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DME2, DMH3 and DMH4, and Key Statement EN2.

12. There shall be no vehicular access at any time between New Barn and B6243 Whalley Road. All vehicular access for construction and residential traffic shall be from within the school grounds. This access shall be surfaced for domestic use and maintained thereafter.

Reason: In the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1 and guidance within the NPPF.

13. The field gate between Whalley Road and the eastern end of the track shall be kept locked and retained for agricultural use only.

Reason: In the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1 and guidance within the NPPF.

14. 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. The agent, applicant or successors in title shall then submit the final detailed record of the building to the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building, and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1 and guidance within the NPPF.

15. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant has been submitted to and approved by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans.

Reason: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1.

16. Before the use of the building hereby permitted becomes operative, the creation of the vehicular entrance to the site, the new driveway, access road and the proposed parking area shall be completed in accordance with a scheme to be submitted to and approved in writing by the local planning authority. The scheme shall be submitted to the local planning authority prior to the highways works being commenced and shall include details relating to the rebuilding of the walls, demarcated parking bays, the final position of any gates and materials to be used.

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DME3 and DMH4, and guidance within the NPPF.

17. Once works commence on the site, should site operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contaminated Land Officer at Ribble Valley Borough Council. Works in that location should cease and the problem area roped off. A Competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials. A report which contains details of sampling methodologies and analysis results, together with remedial methodologies shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site. To comply with Policy G1 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1 and guidance within the NPPF.

18. No development approved by this permission shall be commenced until a scheme for the disposal of surface waters has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

Reason: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1.

Relevant planning policy

National Planning Policy Framework.

Policy G1 - Development Control.

Policy ENV1 - Area of Outstanding Natural Beauty.

Policy ENV7 - Species Protection.

Policy H2 - Dwellings in the Open Countryside.

Policy H15 - Building Conversions - Location.

Policy H16 - Building Conversions - Building to be Converted.

Policy H17 - Building Conversions - Design Matters.

Core Strategy 2008/2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft.

Policy DMG1 - General Considerations.

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 - The conversion of barns and other buildings to dwellings.

Key Statement EN2 - Landscape.

Wildlife & Countryside Act 1981 as amended.

The Conservation [Natural Habitats & c.] Regulations 1994.

Summary of reasons for approval

The proposal represents an appropriate form of development and given its design, size and location would not result in visual detriment to the surrounding countryside, nor would its use have an adverse impact on highway safety.

The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application
3. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpath 63 in the parish of Aighton, Bailey and Chagley runs past the site.
4. Ribble Valley BC imposes a charge to the developer to cover the administration, and delivery costs in providing wheeled bins to each household within a new build property or conversion. Details of current charges are available from the RVBC Contact Centre on 01200 425111.

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

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Planning Fax: 01200 414487

Town and Country Planning Act 1990

VARIATION OF CONDITION

APPLICATION NO: 3/2014/0417

DECISION DATE: 26 June 2014

DATE RECEIVED: 30 May 2014

APPLICANT:

Stonyhurst College Estate
Stonyhurst College
Clitheroe
Lancs
BB7 9PZ

AGENT:

Carter Jonas
Regent House
13-15 Albert Street
Harrogate
HG1 1JX

DEVELOPMENT PROPOSED: Variation of conditions 2 (plans) and 12 (access) of planning consent 3/2013/0625 for conversion of barn to three dwellings
AT: New Barn Stonyhurst Clitheroe Lancashire

Ribble Valley Borough Council in pursuance of its planning powers, hereby varies the conditions of planning permission 3/2013/0625 referred to in the schedule below:

REVISED CONDITIONS AND REASONS:

- 1 The development must be begun not later than the expiration of three years beginning with the date of the original permission, reference 3/2013/0625 granted on 02/09/2013.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2 The development shall be carried out in accordance with drawing reference numbers 2505-01 'Proposed Improved Access'; C26-1-1-1 'Proposed Site Plan' and C26-1-1 'Proposed Plans' unless otherwise required by condition of this permission.

Reason: To clarify the permission.

- 3 The development shall be undertaken in accordance with the structural survey submitted as part of the original application and dated June 2013.

Reason: To comply with Policies G1 and H16 of the Ribble Valley Districtwide Local Plan and the draft Ribble Valley Core Strategy Policies DMG1, DMH3 and DMH4 and Key Statement EN2 since the application is for the conversion of the barn.

- 4 Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used and depth of reveals shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason: To ensure the materials and details are appropriate to the locality in accordance with Policies

G1, H17 and ENV1 of the Ribble Valley Districtwide Local Plan and the draft Ribble Valley Core Strategy Policies DMG1, DME2, DME4, DMH3 and DMH4 and Key Statement EN2.

- 5 No site works or vegetation clearance shall take place unless and until:
- (a) A scheme for the hard and soft landscaping of the site and a schedule of landscape maintenance including long term maintenance objectives, has been submitted to and approved in writing by the Local Planning Authority;
 - (b) The scheme shall include full details of the hedgerow planting (the types, species and numbers of plants for a Lancashire Hedgerow) and as appropriate, the retention of trees, types and numbers of trees to be planted, shrubs and hedges, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening;
 - (c) The approved landscaping scheme, in so far as it relates to hedgerow planting in association with drawing reference 2505-01, shall be implemented in the first planting season following removal of the existing hedgerow. The hedgerows shall thereafter be retained at all times and subject to appropriate maintenance to secure their long term retention. No hedgerows shall thereafter be removed without the prior written consent of the local planning authority;
 - (d) The approved landscaping scheme, in so far as it relates to all other landscaping, shall be implemented in the first planting season following occupation or use of the development and shall be maintained in accordance with the approved scheme;
 - (e) Any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased within 5 years of planting shall be by a species of similar size to those originally planted. No trees on the site shall be wilfully damaged, cut down, uprooted, pruned, felled or destroyed without the prior written consent of the local planning authority.

Reason: In the interests of the visual amenity of the area to comply with Policies G1, ENV1, ENV7 and ENV13 of the Ribble Valley Districtwide Local Plan and Key Statements EN2 and EN4 and Policies DME2, DME3 and DMH4 of the draft Ribble Valley Core Strategy.

- 6 Notwithstanding the details shown upon the approved plans, the proposed roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In the interests of visual amenity in order to retain the character of the barn and to comply with Policies G1, H16, H17 and ENV1 of the Ribble Valley Districtwide Local Plan and the draft Ribble Valley Core Strategy Policies DMG1, DME2, DMH3 and DMH4 and Key Statement EN2.

- 7 All new and replacement gutters shall be cast iron or aluminium supported on 'drive in' galvanised gutter brackets.

Reason: To ensure a satisfactory standard of appearance in the interests of visual amenity, and to comply with Policies G1, H17 and ENV1 of the Ribble Valley Districtwide Local Plan and the draft Ribble Valley Core Strategy Policies DMG1, DME2, DMH3 and DMH4, and Key Statement EN2.

- 8 All doors and windows shall be timber and shall be retained as such in perpetuity in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: To ensure a satisfactory standard of appearance in the interests of visual amenity, and to comply with Policies G1, H17 and ENV1 of the Ribble Valley Districtwide Local Plan and the draft Ribble Valley Core Strategy Policies DMG1, DME2, DMH3 and DMH4, and Key Statement EN2.

- 9 The development shall be carried out in strict accordance with the bat survey report submitted with

application 3/20130625 dated 23rd May 2013. All proposed mitigation measures and recommendations shall be implemented unless otherwise agreed in writing by the local planning authority.

In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

Reason: In the interests of protected species in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan, Policy DME3 and Key Statement EN4 of the draft Ribble Valley Core Strategy.

- 10 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order) no future extensions or external alterations including the insertion of window and doors shall be carried out including any development within the curtilage without the formal written consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1, H17 and ENV1 of the Ribble Valley Districtwide Local Plan and the draft Ribble Valley Core Strategy Policies DMG1, DME2, DMH3 and DMH4, and Key Statement EN2.

- 11 No development shall take place unless and until a scheme for the prevention of use of the access from B6243 Whalley Road by vehicles associated with Stonyhurst College has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented prior to the first use of the access and thereafter retained at all times.

Reason: In the interests of highway safety in accordance with Policy G1 and T7 of the Ribble Valley Districtwide Local Plan and the draft Ribble Valley Core Strategy Policy DMG1.

- 12 No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant has been submitted to and approved by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans.

Reason: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the draft Ribble Valley Core Strategy Policy DMG1.

- 13 Prior to the commencement of the development, a comprehensive access and parking scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include landscaping areas, boundary treatment, demarcation of the parking bays, details of any gates and a specification of materials to be used. The scheme shall be implemented in accordance with the approved details prior to the first occupation of the development and thereafter retained at all times.

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan and the draft Ribble Valley Core Strategy Policies DMG1, DME3 and DMH4.

- 14 If, during site and construction works, contamination is discovered that has not been previously identified, the local planning authority shall be notified immediately and no further work carried out until a Method Statement, detailing a scheme for dealing with the contamination discovered, has been submitted to and approved in writing by the local planning authority. Development shall thereafter proceed only in accordance with the approved details. If during construction, no contamination is found, a written statement confirming that fact shall be submitted to the local planning authority upon completion of the construction works.

REASON: To ensure the site is suitable for its end use in the event contamination is found to be present, to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and the draft Ribble Valley Core Strategy Policy DMG1.

- 15 No development approved by this permission shall be commenced until a scheme for the disposal of surface waters has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans and thereafter retained at all times.

Reason: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the draft Ribble Valley Core Strategy Policies DME6 and DMG1.

- 16 Any removal of vegetation including trees and hedges shall be undertaken outside the nesting bird season [March - August inclusive] unless the removal has been preceded by a pre-clearance check by a licensed ecologist, the results of which shall be submitted to and approved in writing by the local planning authority prior to removal.

Reason: To protect nesting birds that may be present, having regard to Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the draft Ribble Valley Core Strategy.

Informatives

- 1 For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
- 2 The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
- 3 Public Rights of Way must not be obstructed during the proposed development. It is the responsibility of the landowner to ensure that the necessary procedures are followed for the legal diversion of the Public Right of Way if this should be necessary. The grant of planning permission does not constitute the diversion of a Definitive Right of Way. If it is necessary for Public Rights of Way to be temporarily diverted or temporarily closed, this is the responsibility of the landowner to ensure that this is done following the appropriate legal procedures and the applicant is advised to contact Lancashire County Council. Footpath no.63 in the parish of Aighton, Bailey and Chaigley runs past the site.
- 4 Ribble Valley Borough Council imposes a charge to the developer to cover the administration, and delivery costs in providing wheeled bins to each household within a new build property or conversion. Details of current charges are available from the Contact Centre on 01200 425111.
- 5 Should any nesting bats/owls or evidence of bats/owls be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is via the Bat Conservation Trust on 0845 1300 228.

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

RIBBLE VALLEY BOROUGH COUNCIL

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Planning Fax: 01200 414487

Town and Country Planning Act 1990

DISCHARGE OF CONDITION ATTACHED TO A PLANNING PERMISSION

APPLICATION NO: 3/2016/0760

DECISION DATE: 19 September 2016

DATE RECEIVED: 19 August 2016

APPLICANT:

Stonyhurst College
Stonyhurst College
Hurst Green
Clitheroe
BB7 9PZ

AGENT:

Mr Michael Hartley
Cassidy and Ashton Group Ltd
7 East Cliff
Preston
PR1 3JE

DEVELOPMENT PROPOSED: Discharge of condition(s) 4 (materials), 5 (landscaping), 6 (roof lights), 8 (windows and doors), 11 (access prevention), 12 (foul drainage), 13 (access & parking scheme) and 15 (surface water) from planning permission 3/2014/0417

AT: New Barn Stonyhurst Clitheroe

The following Condition(s) have been discharged from the above planning application.

- 4** Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used and depth of reveals shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Materials details agreed as specified on drawing ref: 8857 - SK02 and 8857 - SK04.

Condition 04 is partially discharged insofar that the submitted details have been agreed by the Local Planning Authority. The condition cannot be fully discharged as it requires that the development to be carried out in accordance with the approved details.

Full discharge of this condition would be premature given the development is not complete.

P.T.O.

APPLICATION NO. 3/2016/0760

DECISION DATE: 19 September 2016

5 No site works or vegetation clearance shall take place unless and until:

(a) A scheme for the hard and soft landscaping of the site and a schedule of landscape maintenance including long term maintenance objectives, has been submitted to and approved in writing by the Local Planning Authority;

(b) The scheme shall include full details of the hedgerow planting (the types, species and numbers of plants for a Lancashire Hedgerow) and as appropriate, the retention of trees, types and numbers of trees to be planted, shrubs and hedges, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening;

(c) The approved landscaping scheme, in so far as it relates to hedgerow planting in association with drawing reference 2505-01, shall be implemented in the first planting season following removal of the existing hedgerow. The hedgerows shall thereafter be retained at all times and subject to appropriate maintenance to secure their long term retention. No hedgerows shall thereafter be removed without the prior written consent of the local planning authority;

(d) The approved landscaping scheme, in so far as it relates to all other landscaping, shall be implemented in the first planting season following occupation or use of the development and shall be maintained in accordance with the approved scheme;

(e) Any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased within 5 years of planting shall be by a species of similar size to those originally planted. No trees on the site shall be wilfully damaged, cut down, uprooted, pruned, felled or destroyed without the prior written consent of the local planning authority.

Details agreed as per drawing ref: 8857 - SK01_B (amended plan received 16/06/16) and 8857 - SK03.

Condition 05 is partially discharged insofar that the submitted details agreed by the Local Planning Authority. The condition cannot be fully discharged as it requires that the approved details be implemented within the development.

Full discharge of this condition would be premature given the development is not complete.

6 Notwithstanding the details shown upon the approved plans, the proposed roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before their use in the proposed works.

The proposal does not include any roof lights and consequently there is no requirement to discharge this condition.

P.T.O.

APPLICATION NO. 3/2016/0760

DECISION DATE: 19 September 2016

- 8** All doors and windows shall be timber and shall be retained as such in perpetuity in accordance with details to be submitted to and approved in writing by the local planning authority.

Window and door details agreed as per drawing ref: 8857 - SK04

Condition 08 is partially discharged insofar that the submitted details have been agreed by the Local Planning Authority. The condition cannot be fully discharged as it requires the development to be carried out in accordance with the approved details.

Full discharge of this condition would be premature given the development is not complete.

- 11** No development shall take place unless and until a scheme for the prevention of use of the access from B6243 Whalley Road by vehicles associated with Stonyhurst College has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented prior to the first use of the access and thereafter retained at all times.

Details agreed as per drawing ref: 8857 - SK01_B (amended plan received 16/06/16) and 8857 - SK05_A (amended plan received 16/06/16).

Condition 11 is partially discharged insofar that the submitted details have been agreed by the Local Planning Authority. The condition cannot be fully discharged as it requires the development to be carried out in accordance with the approved details.

Full discharge of this condition would be premature given the development is not complete.

- 12** No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant has been submitted to and approved by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans.

Drainage details agreed as per drawing ref: 216/41/01.

Condition 12 is partially discharged insofar that the submitted details have been agreed by the Local Planning Authority. The condition cannot be fully discharged as it requires the development to be carried out in accordance with the approved details.

Full discharge of this condition would be premature given the development is not complete.

P.T.O.

APPLICATION NO. 3/2016/0760

DECISION DATE: 19 September 2016

- 13** Prior to the commencement of the development, a comprehensive access and parking scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include landscaping areas, boundary treatment, demarcation of the parking bays, details of any gates and a specification of materials to be used. The scheme shall be implemented in accordance with the approved details prior to the first occupation of the development and thereafter retained at all times.

Details agreed as per drawing ref: 8857 - SK01_B (amended plan received 16/06/16) and 8857 - SK03.

Condition 13 is partially discharged insofar that the submitted details have been agreed by the Local Planning Authority. The condition cannot be fully discharged as it requires the development to be carried out in accordance with the approved details.

Full discharge of this condition would be premature given the development is not complete.

- 15** No development approved by this permission shall be commenced until a scheme for the disposal of surface waters has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans and thereafter retained at all times.

Drainage details agreed as per drawing ref: 216/41/01 P1.

Condition 15 is partially discharged insofar that the submitted details have been agreed by the Local Planning Authority. The condition cannot be fully discharged as it requires the development to be carried out in accordance with the approved details.

Full discharge of this condition would be premature given the development is not complete.

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

Town and Country Planning Act 1990, section 191 as amended by section 10 of the Planning and Compensation Act 1991

CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR
ACTIVITY IN BREACH OF PLANNING CONDITION

APPLICATION NO: 3/2016/1011
DECISION DATE: 14 December 2016
DATE RECEIVED: 02 November 2016

APPLICANT:

Stonyhurst College
Stonyhurst College
Avenue Road
Hurst Green
Clitheroe
BB7 9PZ

AGENT:

Mr Alban Cassidy
Cassidy and Ashton Group Ltd
7 East Cliff
Preston
PR1 3JE

EXISTING USE OR ACTIVITY: Application for Lawful Development Certificate to provide confirmation that the development approved under planning permission 3/2014/0417 and 3/2016/0760 has lawfully commenced.

AT: New Barn Knowles Brow Hurst Green BB7 9PT

Ribble Valley Borough Council hereby certify that on the received date the use, operations or matter detailed above in respect of the land indicated within the application, was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The works constitute a lawful commencement of development in accordance with section 56(4) of the Town and Country Planning Act 1990.

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

**RIBBLE VALLEY BOROUGH COUNCIL
CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR
ACTIVITY IN BREACH OF PLANNING CONDITION**

APPLICATION NO: 3/2016/1011

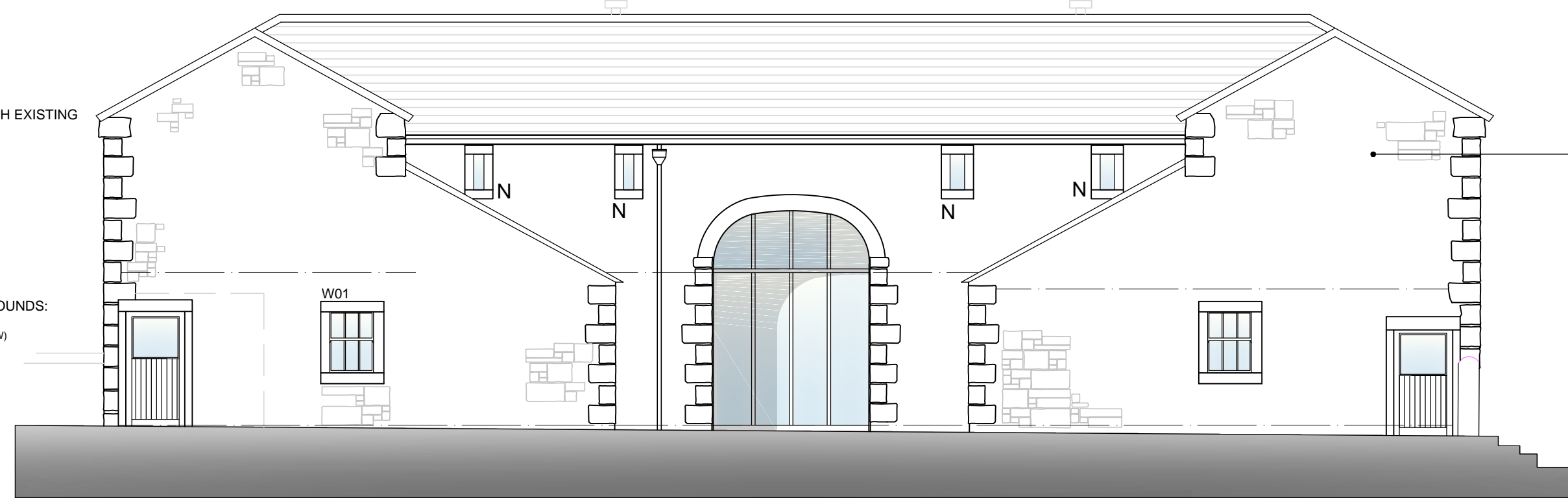
DECISION DATE: 14 December 2016

Notes:

- 1 This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).
- 2 It certifies that the use, operations or matter as specified taking place on the land identified on the attached plan was lawful, on the specified date and thus was not liable to enforcement action under Section 172 of the 1990 Act on that date.
- 3 This certificate applies only to the extent of the use, operations or matter described, and to the land specified and identified on the attached plan. Any use, operations or matter materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
- 4 The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.



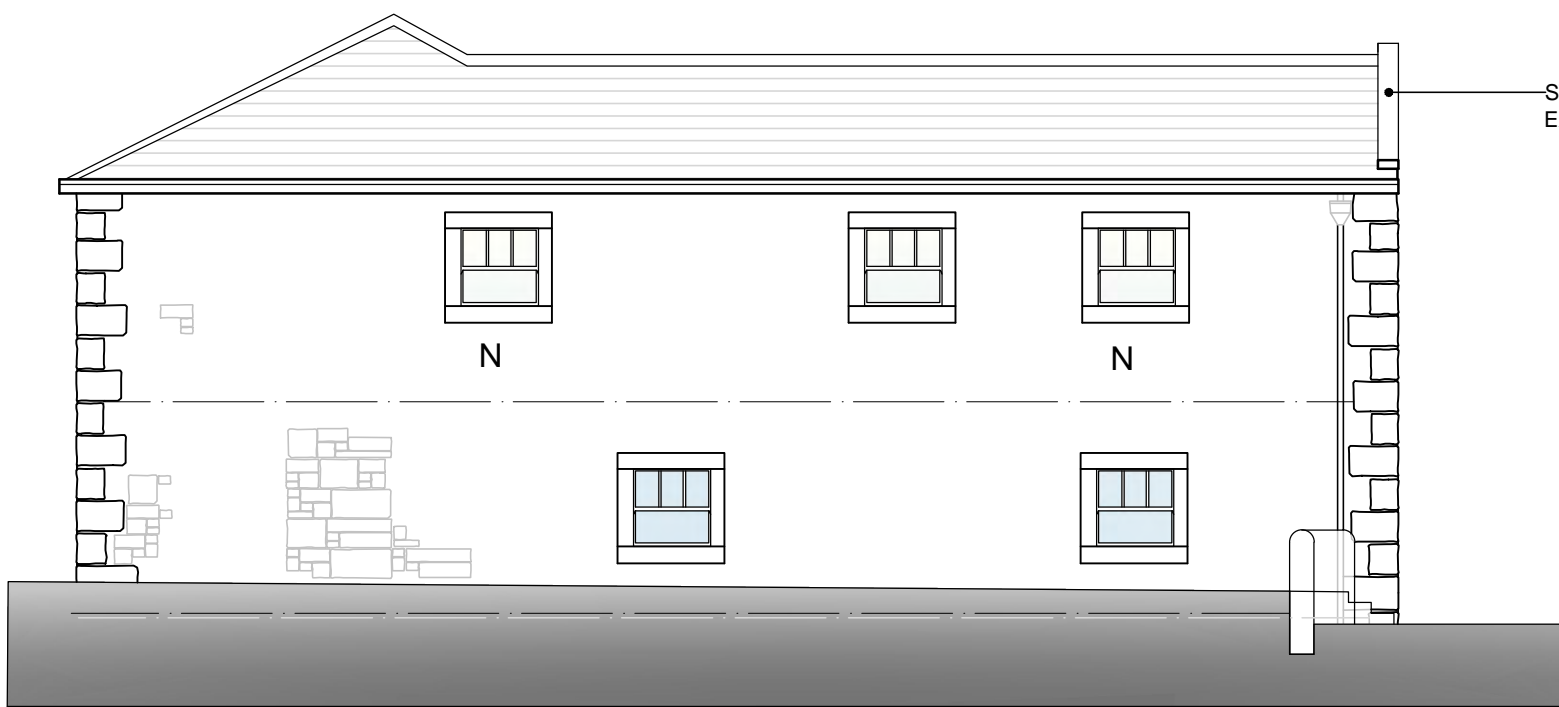
SECTION A-A
NORTH WEST COURTYARD
ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST COURTYARD
ELEVATION



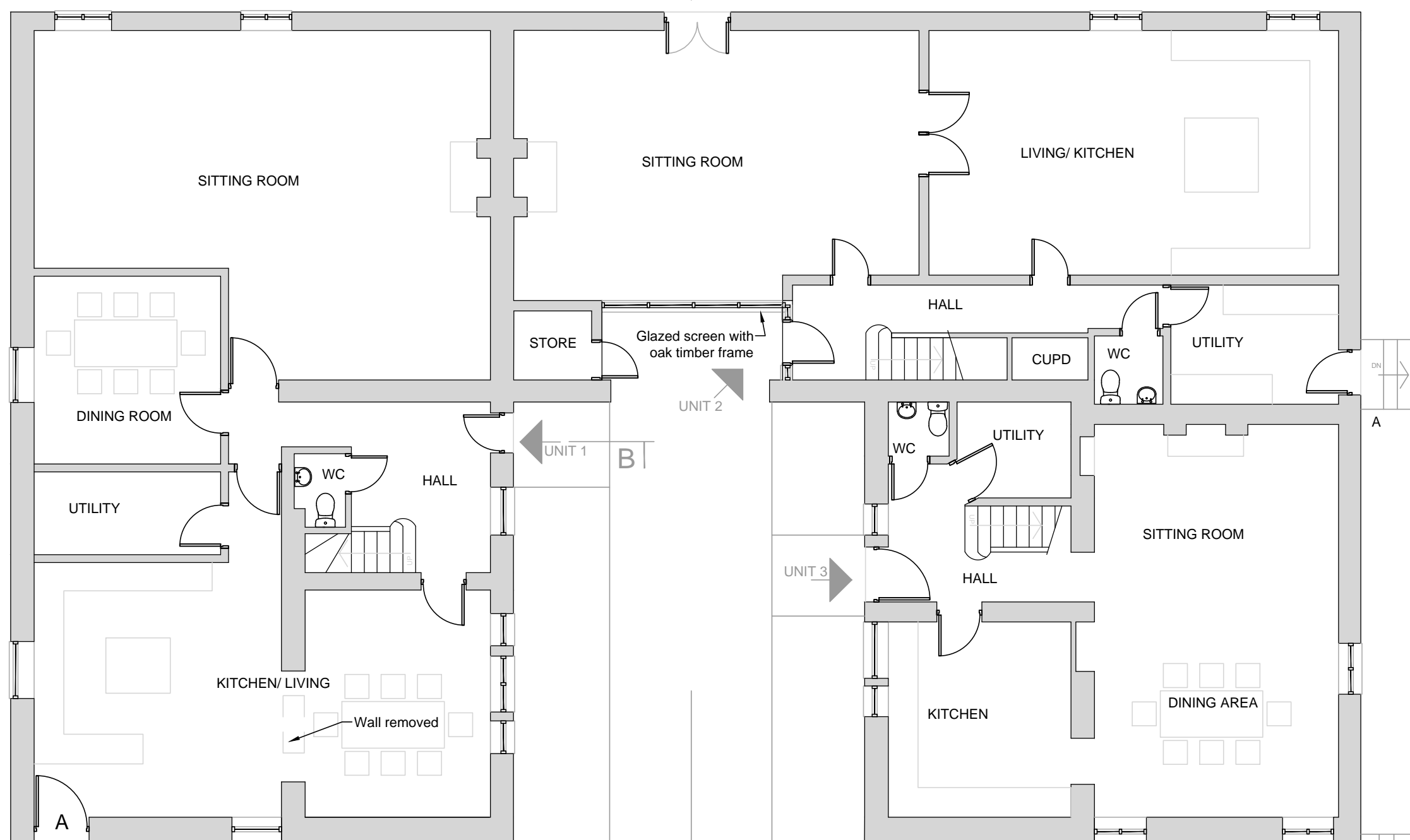
NORTH WEST ELEVATION



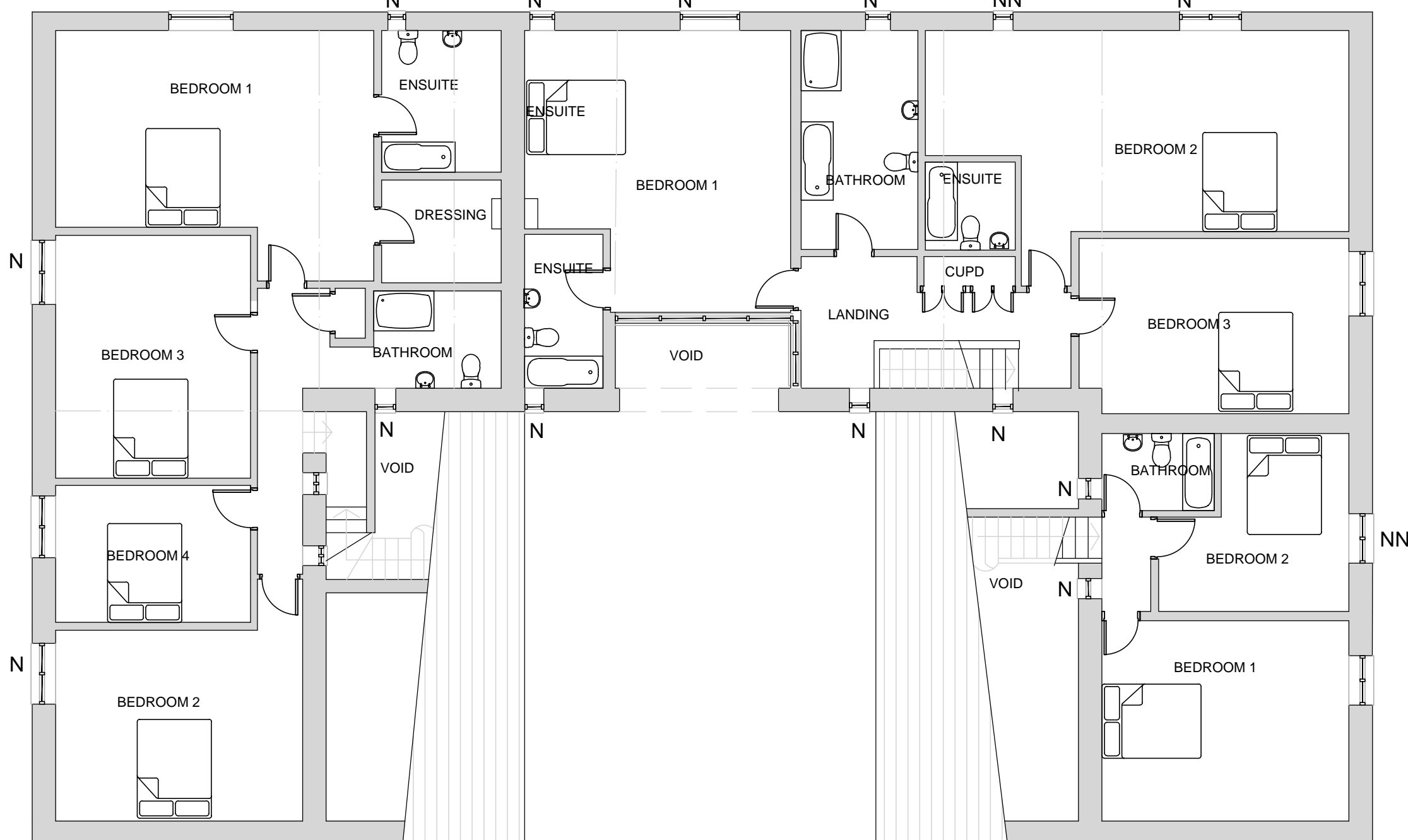
NORTH EAST ELEVATION



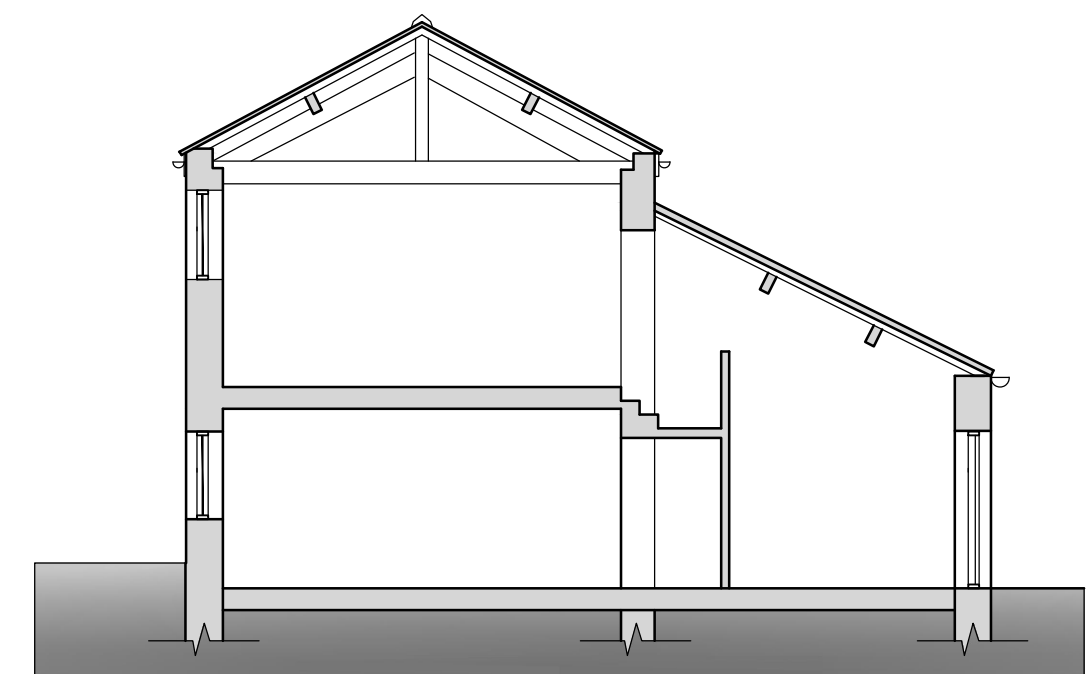
SOUTH EAST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION B-B

NOTES:

- A - AMEND OPENING
- N - NEW OPENING PREVIOUSLY APPROVED (3010545P)
- NN - NEW OPENING NOT PREVIOUSLY APPROVED



REFERENCE IMAGES - EXISTING BARN

NEW BARN, STONYHURST
PROPOSED:
PLANS & ELEVATIONS
8857 - SK02
SCALE - 1:100 @ A1

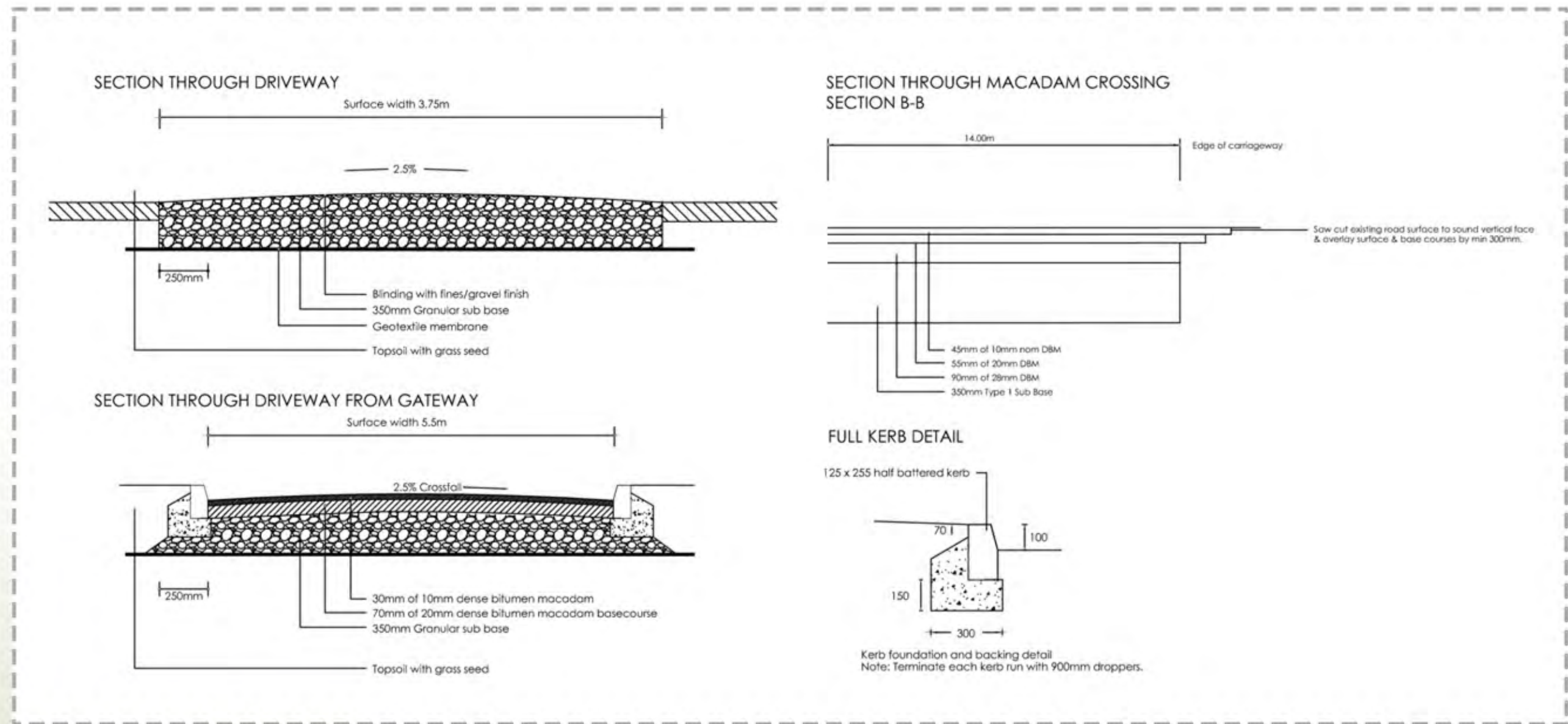
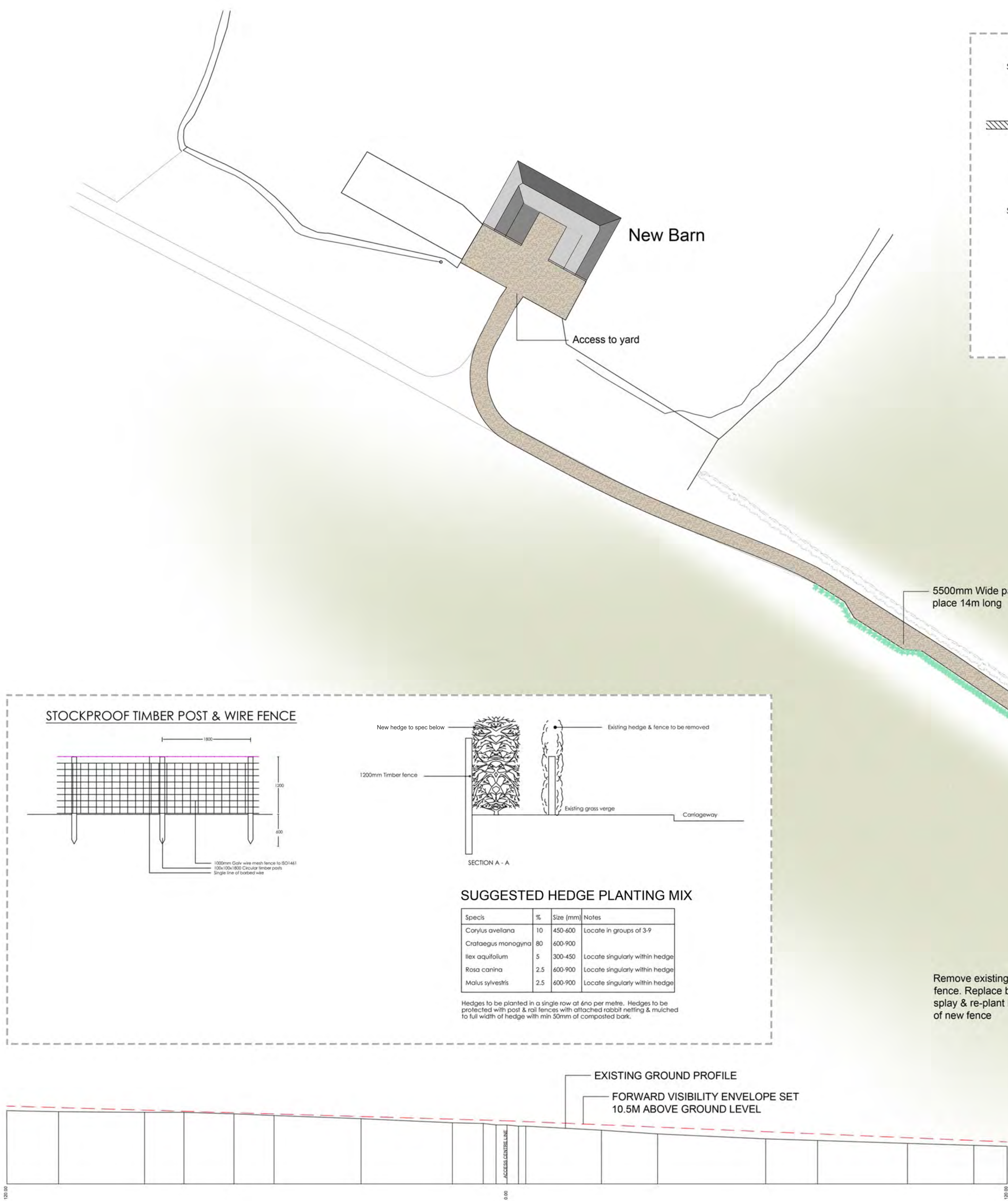
Cassidy+
Ashton

C+A

www.cassidyashton.co.uk

ARCHITECTURE	BUILDING SURVEYING	TOWN PLANNING
Preston Office: 7 East Cliff, Preston, Lancashire, PR1 3JE	T: 01772 258356	
Chester Office: 10 Hunters Walk, Canal St, Chester, CH1 4EB	T: 01244 402900	

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Note:
Information and details taken from drawings:
2505-01
2505-04 (Rev A)

5500mm Wide passing place 14m long

Remove existing hedge & delapidated fence, Replace fence behind visibility splay & re-plant hedge in front of new fence

3750mm Wide access road in binded crushed stone

Kerbed bitmac entrance 5500mm wide

New gully to soakaway in field

Private gated access from this point (For details please refer to drawing: 8831 - SK05)

Re-site public footpath sign

Remove existing & delapidated fence. Replace behind visibility splay & re-plant hedge in front of new fence

Rev A - Barn roof plan added, hedgerow detail adjusted & note on access gate added - 09/08/16 - SP

NEW BARN, STONYHURST

PROPOSED
ACCESS PLAN
8857 - SK01_A
SCALE - 1:500 @ A1

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POST & RAIL FENCE LINE
(FOR DETAILS PLEASE REFER TO
DRAWING No: 8837 - SK05)

GRASSED AREA

GRASSED AREA

+565mm

-554mm

DN

DN

POST & RAIL FENCE LINE
(FOR DETAILS PLEASE REFER TO
DRAWING No: 8837 - SK05)

GRASSED AREA

+430mm

UP



UNIT 2

UNIT 1

UNIT 3

HARD SURFACE WALKWAY IN
NATURAL YORK STONE PAVING
(FOR DETAILS PLEASE REFER TO
DRAWING No: 8837 - SK05)

-135mm

-700mm

DN

NEW DRY STONE WALL
WHERE HATCHED

HARD SURFACE DRIVEWAY IN
BINDED CRUSHED STONE
(AS PER DRIVEWAY, PLEASE REFER TO
DRAWING No: 8837 - SK01_A)

NEW BARN, STONYHURST

PROPOSED:

SITE PLAN

8857 - SK03

SCALE - 1:20 @ A2

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ARCHITECTURE

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