

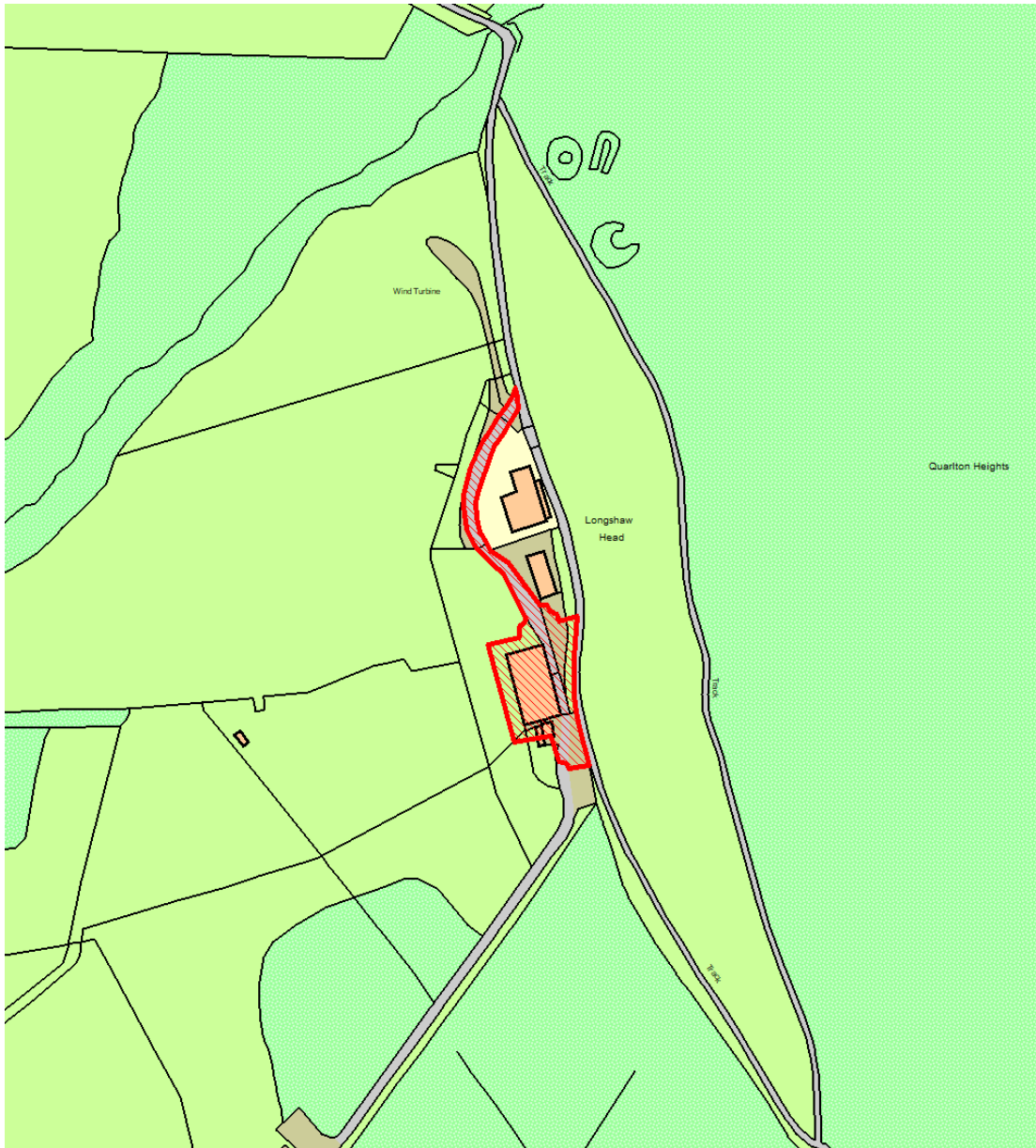
Proposed development: Full Planning Application for Conversion / re-use and alteration of barn to form two dwellings, with associated garden curtilage, parking, bin storage, hard and soft landscaping and retaining structures

Site Address: Barn adjacent to Longshaw Head Farm, Crowthorn Road, Edgworth, BL7 0JX

Applicant: Mr Lee Buckley

Ward: West Pennine

**Councillors: Jean Rigby
Julie Slater
Neil Slater**



1.0 SUMMARY OF RECOMMENDATION

1.1 **APPROVE** subject to the conditions detailed in section 4 of this report

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

2.1 This application is before the Planning and Highways Committee, in accordance with the Scheme of Delegation, due to the receipt of an objection from North Turton Parish Council

2.2 The proposed residential conversion of the existing barn is identified as an appropriate exception for development within the Green Belt, as defined by Local Plan Policy 3 and the National Planning Policy Framework (NPPF). Furthermore, the proposal will not harm the openness of the Green Belt, nor conflict with the purpose of including land within it.

2.3 The proposal is also satisfactory from a technical point of view, with all issues relative to the assessment having been addressed through the application process, or capable of being controlled or mitigated through appropriately worded planning conditions.

3.0 RATIONALE

3.1 Site and Surroundings

3.1.1 The application site is located approximately one mile to the north east of Edgworth village, within a small group of homes and buildings associated with Longshaw Head Farm. The site and immediate surroundings are within open moorland that is designated as green belt within the adopted development plan.

3.1.2 The site is occupied by a portal steel framed barn, which is clad with corrugated metal of contrasting colours. Generally, the building has a quasi-industrial appearance and appears dilapidated. Areas of hardstanding abut the northern and eastern sides of the building. The area to the south of the building was until recently occupied by storage containers, an old lorry trailer and other miscellaneous timber structures that appear to have been linked to an equine use. The land falls sharply to the west, exposing a concrete block base. Footpaths Edgworth 117, 118 and 119 lay in close proximity to the building.

3.1.3 Vehicular access to the site is via a shared track that links to Crowthorn Road and serves the wider group of properties at Longshaw Head.

Fig 1: Images of existing barn structure



3.2 Proposed Development

- 3.2.1 Planning approval is sought for the conversion of the barn to form 2no. five bedroom dwellings with associated alterations. No extensions are proposed.
- 3.2.2 The proposal details the replacement of the external cladding/roofing and insertion of window and door openings. The new facades would be formed with grey coloured metal standing seam cladding to the east and west elevations, with timber cladding to the north and south elevations.
- 3.2.3 Bronze coloured surrounds are proposed to the openings within the east and west elevations to provide feature details. The south elevation has a roof overhang providing a recessed area that will accommodate private balconies. The fenestration within the north elevation includes timber screening features. The western elevation will include gabion walling to screen the existing concrete block structure.
- 3.2.4 The proposal provides for modest residential curtilages that are limited to the existing hardstanding areas to the north and east of the building, as well as the area to the south that was previously occupied by containers and other structures. Full landscaping details are provided, which seek to utilise native upland species and provide for a natural approach. No boundary treatments are proposed.



Fig 2: Proposed site plan

3.3 Development Plan

3.3.1 The Development Plan comprises the Core Strategy and adopted Local Plan Part 2 – Site Allocations and Development Management Policies. In determining the current proposal the following are considered to be the most relevant policies:

3.3.2 Core Strategy

- CS7 - Types of Housing
- CS14 – Green Belt
- CS15 – Protection and Enhancement of Ecological Assets
- CS16 – Form and Design of New Development
- CS18 – The Borough’s Landscapes

3.3.3 Local Plan Part 2 (LPP2)

- Policy 3 – The Green Belt
- Policy 7 - Sustainable and Viable Development
- Policy 8 – Development and People
- Policy 9 - Development and the Environment
- Policy 10 – Accessibility and Transport
- Policy 11 – Design
- Policy 21 - Conversion of Buildings in the Countryside
- Policy 41 - Landscape

3.4 Other Material Planning Considerations

3.4.1 The National Planning Policy Framework 2021 (NPPF), is a material consideration in planning decisions. The document should be considered as a

whole, though *Chapter 13: Protecting Green Belt Land* is of particular relevance to the assessment of this application.

3.5 Assessment

3.5.1 Principle of Development: The general presumption against inappropriate development in the Green Belt is set out at paragraph 147 of the NPPF; “..inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”. Paragraph 150 confirms that certain forms of development are not inappropriate providing they preserve openness and do not conflict with the purposes of including land within it. That position is reflected within Policy 3 of the Local Plan.

3.5.2 Given the proposal relates to the conversion of the existing building on-site, it follows that the principle of development is consistent with both the Framework and development plan, subject to assessment in relation to impacts upon openness and character.

3.5.3 LPP2 Policy 21, advises that the conversion of a building will be permitted, subject to the proposal satisfying five criterion;

i). In the case of residential conversions, the building must be shown to be unsuitable for industrial, tourism and non-retail commercial (other than farm shops) because of its location, size, form, general design or relationship with neighbouring properties. Applications for residential conversion must be supported by evidence of efforts to secure suitable non-residential uses over a period of 12 months.

➤ *The supporting information details that the premises has been marketed at an appropriate value on two occasions, most recently since April 2022, with no significant interest in commercial or tourism based uses. The accompanying planning statement also highlights that the existing relationship with neighbouring residential properties would mean that a commercial use of the building would be likely to impact upon their residential amenity as all traffic would need to pass in close proximity to Longshaw Head Farm. Compliance with part (i) is achieved.*

ii) So far as is reasonable and practicable, the development is accessible or can be made accessible by sustainable modes of transport.

➤ *The site is located in a remote location, accessed, in part, by a single width track. The close proximity of public footpaths does provide an alternative link to the nearby Edgworth village and established bus routes. On balance, compliance with part (ii) is achieved.*

iii) The buildings are of permanent and substantial construction and are capable of conversion without major or complete reconstruction. A structural survey should accompany the application.

➤ *The application is accompanied by a structural survey that confirms that the building is structurally sound, subject to repairs and reinstatement of excavations beneath suspended part of the ground floor. Compliance with part (iii) is achieved.*

iv) The buildings are large enough for the proposed use without the need for extensions that would be out of scale with the host building or character of the area.

➤ *No extensions are proposed.*

v) In the case of a building erected under the General Permitted Development Order, the Council must be satisfied that it was originally erected for genuine purposes.

➤ This part of the policy is not relevant to the current application.

3.5.4 Core Strategy Policy CS7 states that the Council will encourage the development of a full range of new housing in order to widen the choice available within the local market. The proposal is identified as being consistent with criteria (iii) "*Housing that meets the needs of high wage earners (higher market and executive housing)*".

3.5.5 In accordance with the presumption in favour of sustainable development detailed in the Framework, and LPP2 Policy 7, development proposals should proceed without delay, unless impacts which significantly and demonstrably outweigh the benefits of the proposal are identified; subject to assessment of the following matters;

3.5.6 Design and Appearance: In general terms, Policy 11 requires all development proposals to represent a good standard of design through demonstrating an understanding of the sites wider context, and making a positive contribution to visual amenity.

3.5.7 The existing building is identified as having a quasi-industrial appearance, rather than that of a vernacular agricultural barn. Furthermore, the building, as a result of the use of differing facing materials, is currently unsightly. That position is exacerbated by the presence of a series of structures to the south of the building that appear to have served equine uses. The presence of three public rights of way also mean the building is open to public view despite its remote location.

3.5.8 The proposal seeks to provide a contemporary conversion, which the agent advises “*the applicant and his architect have striven to respect the solid, rustic, quasi-industrial appearance of the building, using robust materials appropriate to the setting and to cope with the often harsh weather conditions*”. The main design elements are detailed below;

- Remove all ad-hoc different coloured cladding whilst retaining the main portal steel structure, support rails , purlins and bracing
- Replacement cladding using mid-grey standing seam cladding to the east and west elevations, and timber cladding to the north and south elevations, with a black brick base and landscaped gabions to the east side
- Feature bronze coloured surrounds are proposed to the windows and openings to the east and west to break up the elevations and add feature accents to the random industrial-like penetrations of the cladding skin so as not to domesticise the visual appearance
- Replacement roof
- The introduction of architectural features such as devices to frame glazing elements
- The introduction of rooflights and fenestration to all elevations
- Private balconies at ground and first floor levels serving one of the houses
- The provision of a central storage area between the two dwellings to provide bin and cycle storage

Fig 3: CGI of proposed design



- 3.5.9 The proposed design is considered to respond well to the requirements of Policy 11, providing an attractive development that represents a significant improvement upon the current appearance of the building and thus offers advantages to the character and appearance of the immediate setting.
- 3.5.10 To ensure compliance with Policy 11 and to secure long term control of design, suggested conditions relating to agreement on facing materials and removal of permitted development rights are detailed within section 4 of this report.
- 3.5.11 Residential Amenity: LPP2 Policy 8 (part ii) requires development to secure satisfactory levels of amenity for surrounding uses and future occupants with reference to matters including noise, odour, light, privacy/overlooking and the relationship between buildings.
- 3.5.12 The proposal has a satisfactory relationship with the existing residential properties at Longshaw Head. The closest unit is circa 20m away and has no windows within the gable elevation that would face, albeit offset, the north elevation of the barn conversion. This ensures there are no concerns relating to loss of privacy and the relationship between buildings. Similarly, no conflicts in relation to noise, odour etc are identified given the residential function of the proposal and the adjacent uses. Compliance with Local Plan policy 8(ii) is achieved.
- 3.5.13 The proposal is supported by a land contamination phase 1 and 2 report. The document has been reviewed by the Council's Public Protection team and accepted. No objection is offered subject to the application of a contaminated land validation report condition. Accordingly, compliance with Policy 8 (iii) is achieved.
- 3.5.14 Environmental Considerations: LPP2 Policy 9 details a requirement for development to avoid unacceptable impacts upon environmental assets or interests, including habitat and species.
- 3.5.15 The application is supplemented by a comprehensive landscaping scheme that aims to enhance biodiversity through the provision of native upland planting to provide habitat and foraging opportunities for native fauna. The proposals also seek to provide screening to the south and southwest of the building and, ultimately, an attractive setting for future occupants.

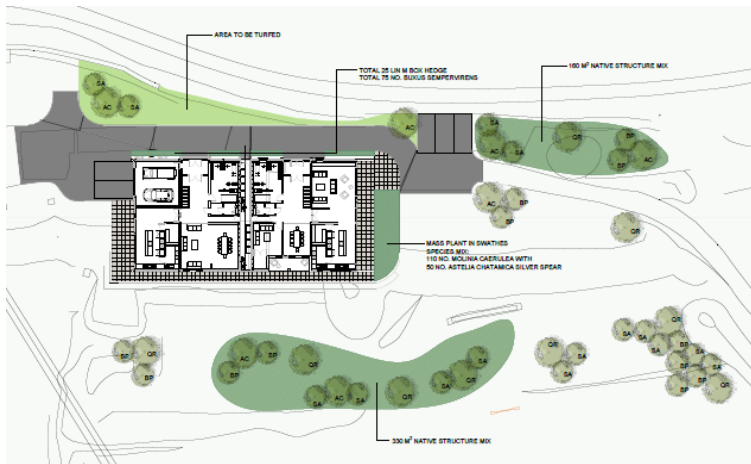


Fig 3: Landscape proposals

3.5.16 The Council’s ecological consultant, GMEU have offered no concerns in relation to the proposed landscaping approach, which is to be secured via planning condition as detailed within section 4 of this report

3.5.17 The application is also supplemented by a bat survey that identified the presence of one common pipistrelle, though no evidence of bat roosts. GMEU have accepted that given the existing building’s portal frame construction and current physical state it would be “highly unlikely to support bats”. No objection to the application is therefore offered, subject to the use of an appropriately worded planning condition to secure net gain for biodiversity.

3.5.18 The site boundary is in close proximity to the boundary of the West Pennine Moors SSSI. The initial consultation response provided by Natural England sought further information regarding surface water impacts of the development. However, following clarification regarding the areas topography – the application site lies at a substantially lower level than the SSI – Natural England have removed their request for further details and offer no objection to the application.

3.5.19 The application is accompanied by a full drainage scheme, which details that the development and surrounding area would not be at risk of flooding. Foul drainage will be dealt with a ‘biodisk sewerage treatment plant’ with treated effluent discharging to the existing below ground drainage system. Those conclusions and proposals are accepted by the Council’s drainage team and no objection is offered subject to a suitably worded planning condition to require development in accordance with the submitted details.

3.5.20 Highway Considerations: LPP2 Policy 10 is the principle consideration in relation to highway issues.

3.5.21 Access to the site is via a single width track that links the development to Crowthorn Road. The proposed access arrangements provide the basis for the objection received from North Turton Parish Council, which states; “the

Parish Council has concerns.. due to the access and egress to the buildings and encroachment into the green belt'

- 3.5.22 The access arrangements do not raise concerns with the Council's highway officer given that it has historically served the building and the other group of properties at Longshaw Head. Furthermore, any alternative use of the building, whether agricultural or commercial, would be likely to generate similar number of vehicle movements with larger vehicles. In that regard the current proposal represents the lowest impact in highway terms.
- 3.5.23 The internal access arrangements within the site are acceptable, with sufficient manoeuvring areas provided for domestic vehicles. Similarly, adequate parking provision in accordance with the Council's adopted parking standards, are provided. Each 5 bedroom property would have 3 dedicated parking spaces.
- 3.5.24 The Council's public rights of way officer has identified the presence of 3 footpaths within and neighbouring the site; Edgworth 117, 118 and 119. Historical changes to the surfacing, gradient and alignment of footpath 118 are noted, though no objection to the planning application is offered given that a separate process to regularise those matters exists.
- 3.5.25 Summary: The principle of residential conversion of the building is compatible with the requirements of the NPPF and local plan policies 3 and 21. The proposed physical alterations represent a chance to improve the existing unsightly appearance of the building and are considered to constitute good design. No technical barrier to supporting the development has been identified, with all matters addressed through the planning assessment or capable of being controlled through the suggested planning conditions detailed within section 4 of this report.

4.0 RECOMMENDATION

4.1 Delegated authority is given to the Strategic Director of Growth and Development to approve planning permission, subject to the following conditions;

1. The development hereby permitted shall be begun before the expiration of three years from the date of this planning permission.
REASON: Required to be imposed pursuant to 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 complete accordance with the proposals as detailed on drawings: 128-E03_B; 128-L09_A; 128-P06_C; 128-P07_B; 128-S02_A; and YD2_LS_LP001, received 24/12/22

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

3. No development shall commence on site unless and until, a Construction Method Statement has first been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be strictly adhered to throughout the construction phase and it shall provide for but not be exclusively limited to the following;
 - a) The parking of vehicles of site operatives and visitors;
 - b) The loading and unloading of plant and materials;
 - c) The storage of plant and materials used in constructing the development;
 - d) Wheel washing facilities;
 - e) Measures to control the emission of dust and dirt from construction works, where relevant;
 - f) Measures to control noise and vibrations from construction works, where relevant;
 - g) A scheme for recycling/disposing of waste resulting from construction works;
 - h) Details of the type, position and height of any required external lighting, and;
 - i) A plan showing the location of those provisions.

REASON: In order to control the logistics of the construction phase, in the interests of residential amenity and highway safety, and to comply with the requirements of Policies 8 and 10 of the Blackburn with Darwen Borough Council Local Plan Part 2.

4. Prior to the commencement of development, a scheme detailing Biodiversity Enhancement Measures shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development and shall be retained thereafter.

REASON: In the interests of biodiversity, in accordance with Policy 9 of the Blackburn with Darwen Borough Local Plan Part 2.

5. Notwithstanding the submitted details, prior to the commencement of development details of the appearance and colour of the external roofing and walling materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be in accordance with the agreed details.

REASON: In the interests of visual amenity, in accordance with the requirements of Policy 11 of the Blackburn with Darwen Borough Council Local Plan Part 2.

6. Prior to first occupation of the development hereby approved, two copies of a comprehensive Validation Report shall be submitted to and approved in writing by the Local Planning Authority. The Validation Report shall demonstrate effective remediation in accordance with the agreed remediation scheme and any necessary supplementary information. All the installed remediation must be retained for the duration of the approved

use, and where necessary, the Local Planning Authority should be periodically informed in writing of any ongoing monitoring and decisions based thereon.

REASON: To protect the health of future occupiers of the site, prevent the displacement of pollution and any associated environmental impacts, and to comply with the requirements of Policies 8 and 9 of the Blackburn with Darwen Borough Council Local Plan Part 2.

7. Should contamination be encountered unexpectedly during redevelopment of the site, all works should cease, and the Local Planning Authority should be immediately informed in writing. If unacceptable risks are identified, a remedial options appraisal and detailed remediation scheme should be presented, and agreed in writing by the Local Planning Authority. The development shall thereafter proceed in strict accordance with the agreed details.

REASON: To protect the health of future occupiers of the site, prevent the displacement of pollution and any associated environmental impacts, and to comply with the requirements of Policies 8 and 9 of the Blackburn with Darwen Borough Council Local Plan Part 2.

8. Any construction works associated with the development hereby approved shall only take place between the hours of 8:00 – 18:00 Monday – Friday and 9:00 – 13:00 on Saturdays. No such works shall take place on Sundays or Bank Holidays whatsoever.

REASON: In order to minimise noise disturbances for neighbours from construction works, in the interests of residential amenity, and to comply with the requirements of Policy 8 of the Blackburn with Darwen Borough Council Local Plan Part 2.

9. Prior to their installation, details overviewing the types, positions and heights of any external light sources to be incorporated as part of the development hereby approved shall have first been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in strict accordance with the agreed details, unless otherwise agreed in writing.

REASON: In order to minimise the potential for light pollution to occur for neighbours and disturbance for bats, in the interests of residential amenity and biodiversity, and to comply with the requirements of Policies 8 and 9 of the Blackburn with Darwen Borough Council Local Plan Part 2.

10. The development hereby approved shall be undertaken in accordance with the submitted landscape plan, reference: YD2_LS_LP001, received 24th December 2022. Trees and shrubs shall be planted on the site in accordance with the landscaping scheme during the first available planting season. Trees and shrubs dying or becoming diseased, removed or being seriously damaged within five years of planting shall be replaced by trees and shrubs of similar size and species to those originally required to be

planted during the first available planting season after the loss of the trees and/or shrubs.

REASON: To ensure that there is a well laid scheme in the interests of amenity in accordance with Policy 9 of the Blackburn with Darwen Borough Local Plan Part 2.

11. The development hereby approved shall be undertaken in strict accordance with the submitted drainage strategy report and drawings (reference; 1165-1011-CIV-10_revision 1; 1165-1011-CIV-50_revision P1 sheets 1 and 2, received 24th December 2022

REASON: In order to promote sustainable development, to manage the risk of flooding and pollution, and to comply with the requirements of Policy 9 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

5.0 PLANNING HISTORY

5.1 10/94/1520 - Termination of maggot breeding use, change of use of barn to dwelling and use of portal frame building for horse box conversions (Approved Dec 1994)

6.0 CONSULTATIONS

6.1 Public Consultation: 3 neighbouring properties have been individually consulted by letter, site notices displayed and a press notice issued. One letter of support has been received (see section 9).

6.2 Public Rights of Way: The applicant intends to keep the three public footpaths 117, 118 and 119 Edgworth on the same lines as the application makes no reference to any diversions for the Public rights of Way. However as the footpaths are in such close proximity to the proposed development we have been out to site to look at the footpaths, particularly 118 and 119 Edgworth.

At some point in the past the line of footpath 118 has been re-landscaped and the route is now obstructed due to the steep gradient from where it leaves footpath 117 Edgworth, this obstructed footpath is currently on our enforcement list. It also appears as though an unofficial diversion has been installed further to the south again where it leaves footpath 117 Edgworth. This route is also now totally unsuitable and can't be used.

The landowner either needs to remove the obstruction from footpath 118 Edgworth i.e. put the gradient back to how it was originally, without installing steps as these are classed as a limitation on a Public footpath and wouldn't be permitted, or apply for a diversion of footpath 118 to take the line of the footpath away from the proposed development. The applicant will need to apply for a temporary closure of the footpaths prior to any works commencing for the site preparation and construction as the original line of footpath 118 is

obstructed and this needs to be clear to enable the public to access footpath 119

Any change of surface to the public rights of way will need prior approval from the Highway Authority before any work commences.

- 6.3 Highways: The application site is accessed via Crowthorn Road, an unclassified road that is partially unadopted and maintained privately. The application site is located adjacent to the private section of Crowthorn Road and is serviced via an existing access point approximately 450m from public highway.

The proposal allows for sufficient parking provision within the development proposals curtilage, along with sufficient access arrangements to the proposed development.

We would raise no objection to the proposal on highway grounds.

- 6.4 Public Protection: The applicant has submitted a contamination risk assessment report. This contains the desk study and contamination assessment as well as proposed remediation/mitigation measures. So in light of the submitted documents the standard land contamination validation condition should be applied, alongside the unexpected contamination condition.

- 6.5 Ecology (GMEU): The existing building is highly unlikely to support bats. It could potentially support nesting birds but again this appears unlikely. The site does lie in close proximity to the West Pennine Moors SSSI but given the scale and type of application, the proposals are unlikely to impact on the interest of the SSSI.

We would expect any such scheme to include measures to enhance biodiversity at the site and to provide a net gain for biodiversity, in line with the requirements of the National Planning Policy Framework. We would therefore recommend that the following condition be attached to any permission, if granted:

A scheme for the Biodiversity Enhancement Measures shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter.

- 6.6 Natural England: The initial response received 10th February 2023 detailed a requirement for a surface water impact assessment to be provided at pre-determination stage given the site is within 50m of the boundary of the West Pennine Moors SSSI. Following review Natural England have withdrawn this request on the 31st May 2023 and now offer a no objection response.

6.7 North Turton Parish Council: The Parish Council has concerns due to the access and egress to the buildings and about encroachment into the Green Belt.

6.8 Drainage: No objection.

7.0 **CONTACT OFFICER: Martin Kenny, Principal Planning Officer**

8.0 **DATE PREPARED: 30th June 2023**

9.0 SUMMARY OF REPRESENTATIONS

Support – Andrew Jackson, Longshaw Head Barn, Crowthorn Road, Turton. Received: 16/01/2023

Reference: 10/22/1223

Hi Martin,

Following your letter dated 6th January in regards the proposed planning application for conversion of the barn adjacent to Longshaw Head Farm.

Our neighbours at Longshaw Head Farm have informed us of the proposed conversion and we have viewed the application in detail.

We have no objections and would very much welcome the conversion/re-use and alteration as we feel the barn and surrounding is an eyesore blot on the landscape. We believe this will greatly improve the view of the landscape which is visible from many sights in and around the surrounding area.

I am happy for my comments to be made public.
