

Planning Application - part 1



Ribble Valley
Borough Council

A1. Applicant Details

Organisation

Papillion Properties Ltd

Name

Title

Forename

Surname

Mr

J

White

A1.1 Address Details

Name or flat number

Property number or name

Street

Locality

Town

County

Postal Town

Postcode

PO Box 119

Martello Court

Admaral Park

St.Peters Port

Guernsey

St.Peters Port

GY1 3HB

A1.2 Communication Details

Telephone No.

Daytime Telephone No.

Fax No.

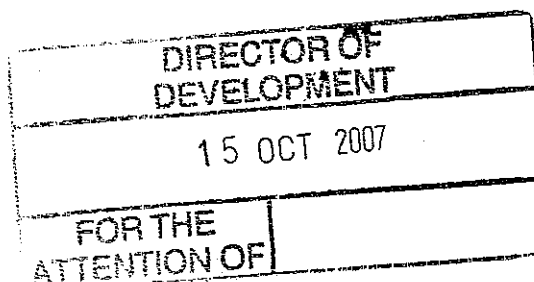
Email Address

DX Number

Nat Code

Extn No.

01200440411



1. Site Address Details

1.1 Address Details

Name or flat number

Property number or name

Street

Locality

Town

County

Postal Town

Postcode

UPRN

Location

Barrow Brook

off A59

Barrow

Clitheroe

Lancashire

Clitheroe

BB7 9WA

00

2. Description of the Proposed Development

Development Description

PROPOSED BI. OFFICE DEVELOPMENT
(REVISION TO APPROVED MATTERS APPLICATION, BARROW
BROOK BUSINESS VILLAGES)

3. Type of Application

Type

Outline

☒ Approval of Reserved Matters☐ Full☐ Renewal of temporary permission☐ Renewal of unexpired permission☐ Removal of Condition☐ Variation of Condition☐ Layout (Previously Siting)☐ Scale (Previously Design)☐ External Appearance☐ Means of Access☐ Landscaping

Outline or Reserved Matters Applications.

Following recent legislation changes to outline permission please read the help-text for new requirements.

Reference Number of existing application

Date of previous decision (yyyy-mm-dd)

Condition Number

☐ Yes	☒ No
☐ Yes	☒ No
☐ Yes	☒ No
☐ Yes	☒ No
☐ Yes	☒ No

3/93/0316P

1993-10-29

Proposal Type

New building(s) ☒ Yes ☐ No

Alteration or	☐ Yes	☒ No
Extension to		
building(s)		
Change of use	☐ Yes	☒ No
Demolition	☐ Yes	☒ No
Other	☐ Yes	☒ No
operations		

4. Access

Is existing access affected?

Pedestrian ☐ Yes ☒ No
 Vehicular ☐ Yes ☒ No

Is a new access type proposed?

Pedestrian ☒ Yes ☐ No
 Vehicular ☒ Yes ☐ No

Disability Access

Level access provided.

5. Other Information

- A. Planting of trees, shrubs or hedges
 B. Lopping or topping of trees or the removal of trees
 shrubs or hedges
 C. Storage of waste

☒ Yes ☐ No
☒ Yes ☐ No
☐ Yes ☒ No

6. Public Rights Of Way

Do you propose to alter or divert a Public Right of Way?

☐ Yes ☒ No
☐ Yes ☒ No

Is the site adjacent to a Public Right Of Way?

Describe the proposed alteration of the Public Right of Way

7. Materials

Walls

Facing brick, composte cladding.

Roof

Artificial slate.

Site boundaries (fences, walls, etc.), driveways, paved areas and other hard surfaced areas

Existing landscape/ fences.

8. Site Area & Floor Space

Site Area

22237.8

Units

☒ square metres

☐ hectares

Width of site frontage

301

metres

Is the application for new building works?

☒ Yes ☐ No

Please state the existing floorspace of the building

0

sq.m

Please state the proposed new floorspace

8746

sq.m

Is the proposal for a change of use?

☐ Yes ☒ No

Please state the floorspace related to the change of use

0

sq.m

Does the proposal involve the removal or demolition of any part of the existing building?

☐ Yes ☒ No

Description of removal/demolition

9. Existing Uses

Current use of land or building

Vacant development land.

If vacant what was the land or building last used for?

Print works.

10. Residential Information

Select the type of land the development is on

☒ Brown-field

- ☐ Green-field
☐ Part Greenfield, Part Brownfield
☐ Don't Know
☐ Yes ☒ No

Is the number of residential units changing?

If Yes, fill out the table below:

	Existing	Proposed	Net Gain
Houses or Bungalows	0	0	0
Flats/Maisonettes/Apartments	0	0	0
Bedsits	0	0	0
0	0	0	0

11. Interest

State the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Prospective purchaser
☐ Other

If Other give details

Does the applicant own or control any adjoining land?

☐ Yes ☒ No

Has any part of the site been in council ownership?

☐ Yes ☒ No

12. Height

State the height of the new development

9.35
metres

13. Car Parking

Please fill out the car parking space details in the table below:

	Existing	Proposed	Net Gain
Car Spaces	0	331	331
Goods Vehicle Spaces	0	0	0
Cycle Spaces	0	33	33
Disability Spaces	0	33	33

14. Drainage

State method of disposal for surface water

To existing water course.

State method of disposal for foul sewage

If septic tanks are used, have the ground conditions been investigated? If "Yes" submit the details with the application

☐ Yes ☒ No

15. Previous Applications

Any previous known applications for this proposal?

☒ Yes ☐ No

Reference Number

Date of Application (yyyy-mm-dd)

16. Details

Has the proposal for works or development already been carried out?

☐ Yes ☒ No

Is the application for any of the following purposes listed below?

Industry

☐ Yes ☒ No

Office

☒ Yes ☐ No

Warehousing

☐ Yes ☒ No

Storage

☐ Yes ☒ No

Shopping

☐ Yes ☒ No

Any commercial use involving staff/parking/operating hours

☐ Yes ☒ No

Planning Application - part 2**17. Industrial Or Commercial Processes and Machinery**

Describe processes carried out and the end products

What type of machinery will be installed?

18. Related Development

Is the proposal related to any of the following:

An existing use on or nearby the site, or elsewhere

☐ Yes ☒ No

If Yes give details

A larger scheme for which planning permission is not yet sought

☐ Yes ☒ No

If Yes give details

19. Floorspace

Please complete the floorspace details in m2 in the table below:

	Existing	Lost or removed	Proposed	Total
Shop	0	0	0	0
Professional / Financial services (Bank, Estate Agent, etc)	0	0	0	0
Restaurant/Cafe	0	0	0	0
Offices	0	0	8746	8746
Industrial	0	0	0	0
Warehouse	0	0	0	0
Hotel / Hostel / Nursing home	0	0	0	0
Other	0	0	0	0
Total	0	0	8746	8746

20. Employment

Please complete the employee details table below:

	Full Time	Part Time	Total
Existing Employees	0	0	0
Proposed Employees	175	0	175
Total	175	0	175

21. Traffic Flow

How many vehicles will visit the site during a normal working day. Please complete the Traffic flow details table below:

	Existing	New	Total
Employees vehicles	0	150	150
HGV's	0	0	0
Other vehicles	0	100	100

22. Servicing

What provisions will be made for loading, unloading and turning vehicles within the site?

Indicated on site plan (light vehicles).

23. Hours Of Working / Opening

23.1 Working

Please specify the working hours (hh:mm) in the table below:

	Existing From	To	Proposed From	To
Monday			07:00	19:00
Tuesday			07:00	19:00
Wednesday			07:00	19:00
Thursday			07:00	19:00
Friday			07:00	19:00
Saturday			07:00	19:00
Sunday			09:00	17:00
			09:00	17:00

23.2 Opening

Please specify the opening hours (hh:mm) in the table below:

	Existing From	To	Proposed From	To
Monday			07:00	19:00
Tuesday			07:00	19:00
Wednesday			07:00	19:00
Thursday			07:00	19:00
Friday			07:00	19:00
Saturday			07:00	19:00
Sunday			09:00	17:00
			09:00	17:00

24. Hazardous Substances

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Planning Portal

Planning Application

Ribble Valley Borough Council

Please state the nature, volume and means of disposal of trade effluents or waste

None

Does the proposal involve the storage of Hazardous Substances?

☐ Yes ☒ No

If Yes, please specify the hazardous material and the quantity stored in tonnes.

Signature

Electronically submitted; no signature required.

I certify that:
on the day 21 days before the date of the accompanying application nobody, except the
applicant, was the owner of any part of the building/land to which the application relates.

Date (yyyy-mm-dd)

Surname

13

White

Electronically submitted; no signature required.

2007-10-15

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

Agricultural Holdings Certificate

☒ None of the land to which the application relates is, or is part of, an agricultural holding ☐ I have/the applicant has given the requisite notice to every person other than my/him/herself who, on the day 21 days before the date of this application was a tenant of an agricultural holding on all or part of the land to which the application relates as follows:

Signatory

	Title	Forename	Surname
Signatory	Mr	J	White
Signature	Electronically submitted; no signature required.		
Date (yyyy-mm-dd)	2007-10-15		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

**PROPOSED DEVELOPMENT
BARROW BROOK
CLITHEROE**

TO FORM

BUSINESS VILLAGE.

PLANNING, DESIGN & ACCESS STATEMENT.

INTRODUCTION:-

Craven Design Partnership have been commissioned by Papillion Properties Ltd. To prepare a scheme for an office development (A2) on vacant development land.

The scheme is presented as an overall site layout, indicating the access to the site and location, size and car parking arrangements for each unit.

The design principal of the scheme is to provide flexible office space for local business and businesses serving the local community. The external appearance of the units is to reflect a clean modern technology based theme to harmonise with the existing adjacent building, using high tech aluminium materials with metallic finish and colour coated aluminium glazing system, and maximising the use of sustainable materials.

The units will also incorporate solar energy panels on south facing roof areas, rainwater harvesting for grey water purposes and possible ground source heating.

TOPOGRAPHY:-

The site is bounded to the North by existing mature landscape, an existing two storey office building and an existing lake. To the East is further mature landscape and raised ground area between the site and the A59 Trunk Road. To the South and West again has mature landscape between the site and existing residential estates. The site is generally a level plateau with areas of existing trees to be maintained.

INFRASTRUCTURE & TRANSPORT:-

The centre of Clitheroe and the main commercial and shopping area is located some 2.5 miles to the North East from the site and easily accessible by public transport. The Site is accessed via a roundabout off the A59 to an existing 7.3m estate road, to be extended to the new development.

USE:-

The existing land is designated for mixed use commercial development. The proposed scheme is to provide a variety of different sized office and technology spaces with ancillary road ways, car parking and generous landscaping.

AMOUNT:-

The initial phase 1 and phase 2 will be 8746m² on two floors. The remaining site to be phased total 11232m².

LAYOUT:-

The new buildings are located to the East and West of the existing access road and to the South of the site via an extension to the existing road to the East and West. With ancillary car parking areas.

SCALE:-

The buildings are built generally on a grid of 7.5m using a steel frame system with traditional masonry (brick) and composite cladding external skin. The structure being 3250mm floor to floor level giving approx. 9.35m to the ridge.

LANDSCAPING:-

Generous landscaping is provided adjacent to the buildings and parking areas, to give ground cover shrubs and specimen trees. Existing trees to the boundary provide a buffer to the existing residential areas and to soften the impact of the building and define the site boundaries. (landscape scheme to be provided by others, under separate cover).

APPEARANCE:-

The structure is to be clad with a colour coated micro profiled metal composite cladding and colour coated aluminium glazing units and curtain walling, to give a clean crisp high tech appearance. The remaining areas of wall are to be brick with a contrasting brick cill and head feature courses. The roof finish is to be a resin type artificial slate. The access roads will be of a macadam surface with contrasting block setts to the car parking areas.

ACCESS:-

The vehicular access will be via the existing entry point from the A59 Road. After accessing the site, a maximum gradient of 1:20 will be achieved for the access road and parking areas. A level access to each of the buildings will be formed for both able bodied and less able bodied persons. A mobility / disabled W.C is to be provided within the entry level of each unit, with access to upper floors via an ambulant staircase and mobility lift/ mobility lifting platform as necessary. Mobility car parking spaces will be formed adjacent to the unit entrance area.

SUMMARY:-

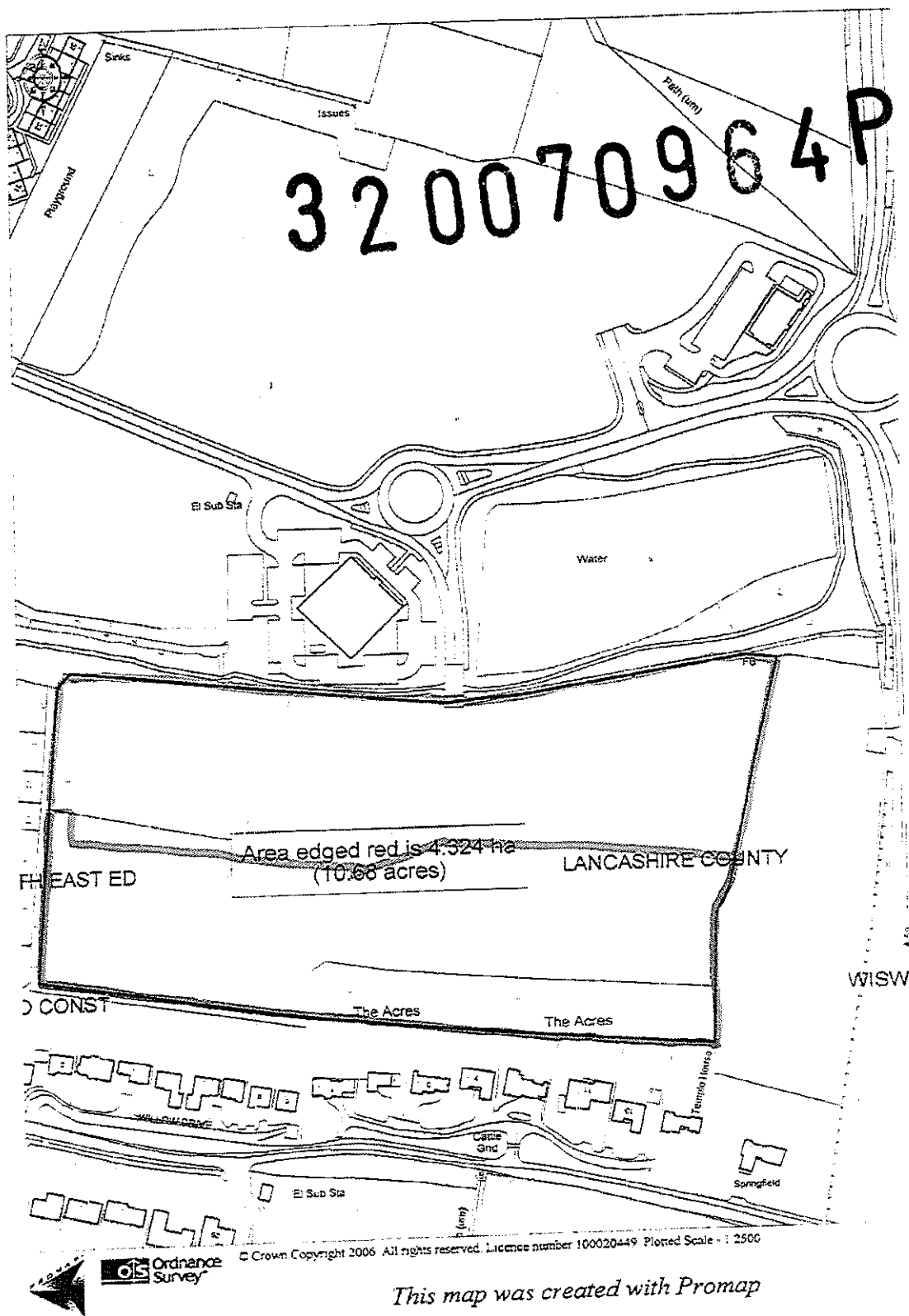
We feel that the proposed scheme for a business Village will complement the existing commercial buildings and enhance the surroundings. Providing a local employment area with additional business opportunities.

The units will also address environmental and energy conservation issues by maximising the use of sustainable materials, low energy plant, supplemented by solar and ground source energy.

October 2007.

Craven Design Partnership
Ribble Court, 1 Mead Way
Shuttleworth Mead Business Park
Padiham, Burnley.
Lancashire
BB12 7NG
Tel 01282 778066

Land at Barrow Brook Business Village, Clitheroe, Lancashire



20070964P

E, Sept 07. Back directions added.
D, Sept 07. Revised scheme lapses/road lapses and
P12 car parking.
C, Aug 07. Revised scheme lapses.
B, Aug 07. Revised scheme lapses.

Proposed Development
Borrow Brook Business Village
Clitheroe
for
Resilient Properties

Schematic Layout 5

Scale	1:500	Date	June 07	No.	1502/1142
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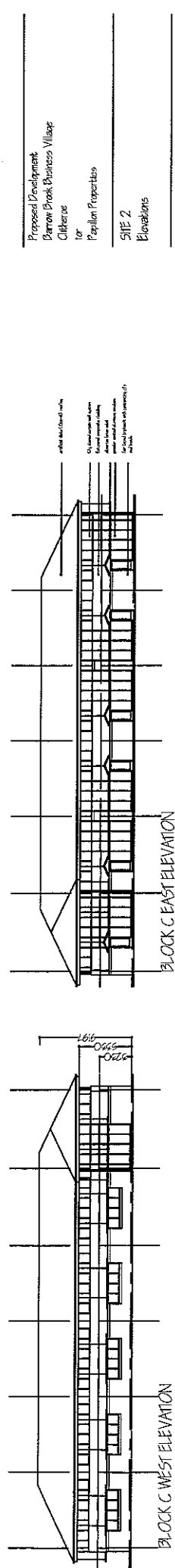
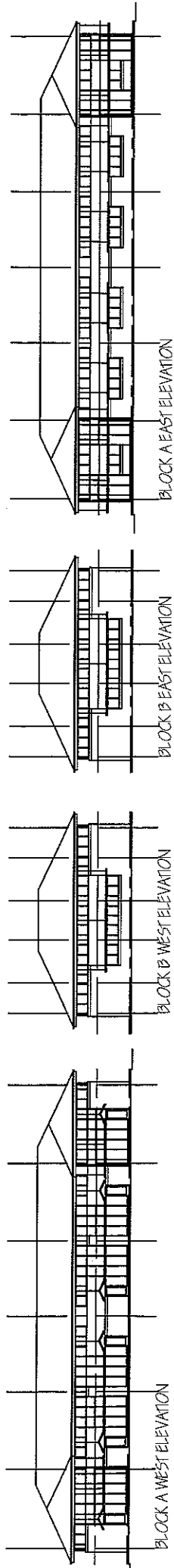
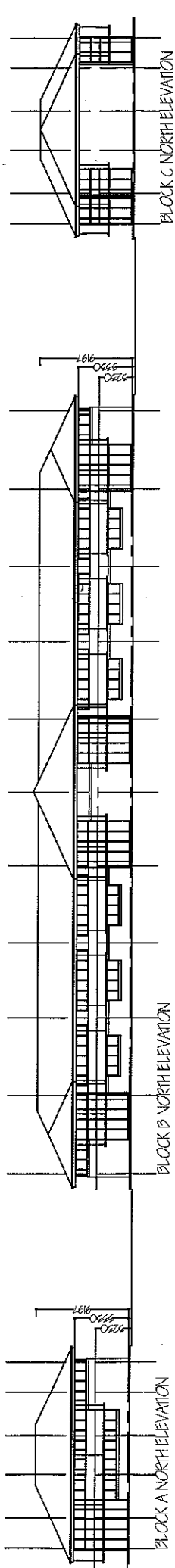
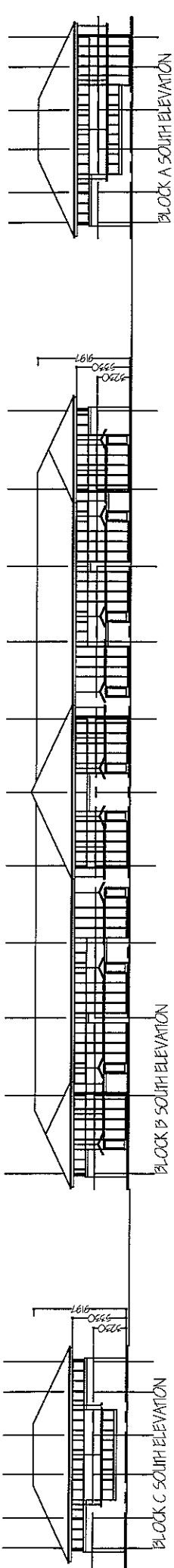
Little Court, 1 Mend Way
Sturtevant, N.J. 07081
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Northampton, N.J. 07851
Tel: (201) 277-0000
Fax: (201) 277-6991
http://www.cavendish.com

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THIS DRAWING IS AT A SCALE OF 1:500 AT A SIZE,

Devi:

320070964P



A. Oct.07 Dimensions added.

Proposed Development
Barrow Brook Business Village
Clithorne
for
Papillon Properties

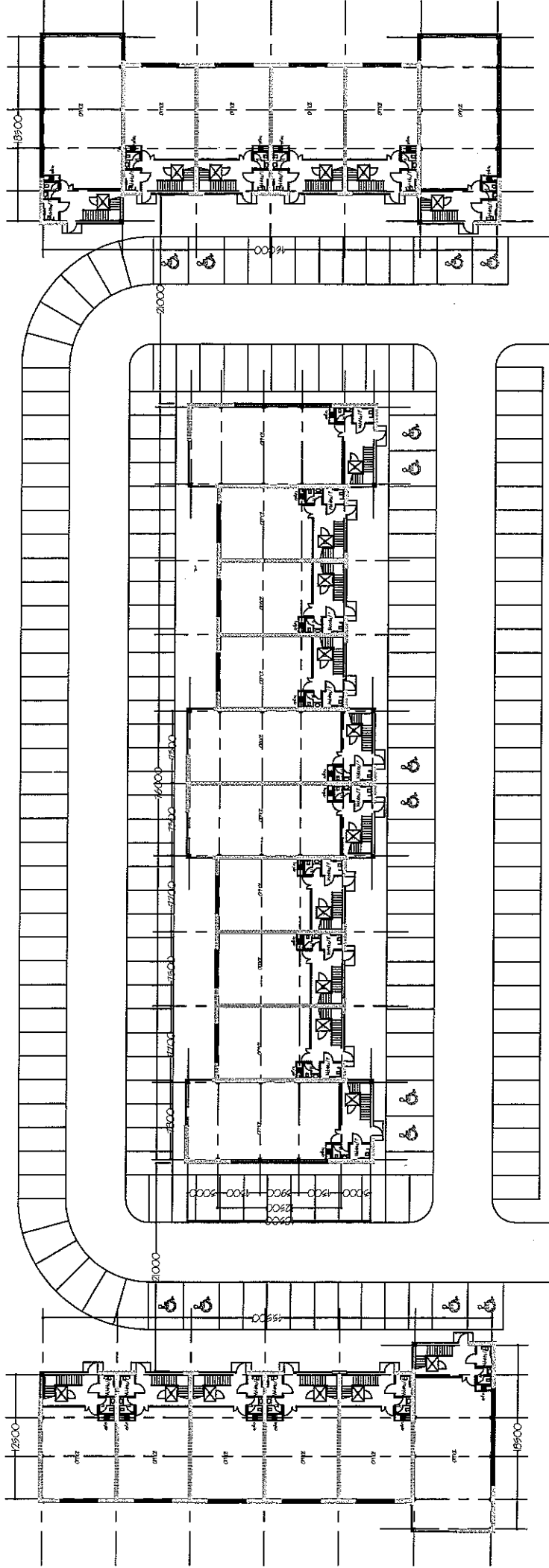
SITE 2
Elevations

Scale: 1:200 Date: Sept. 07 No. 15021/21/05/A

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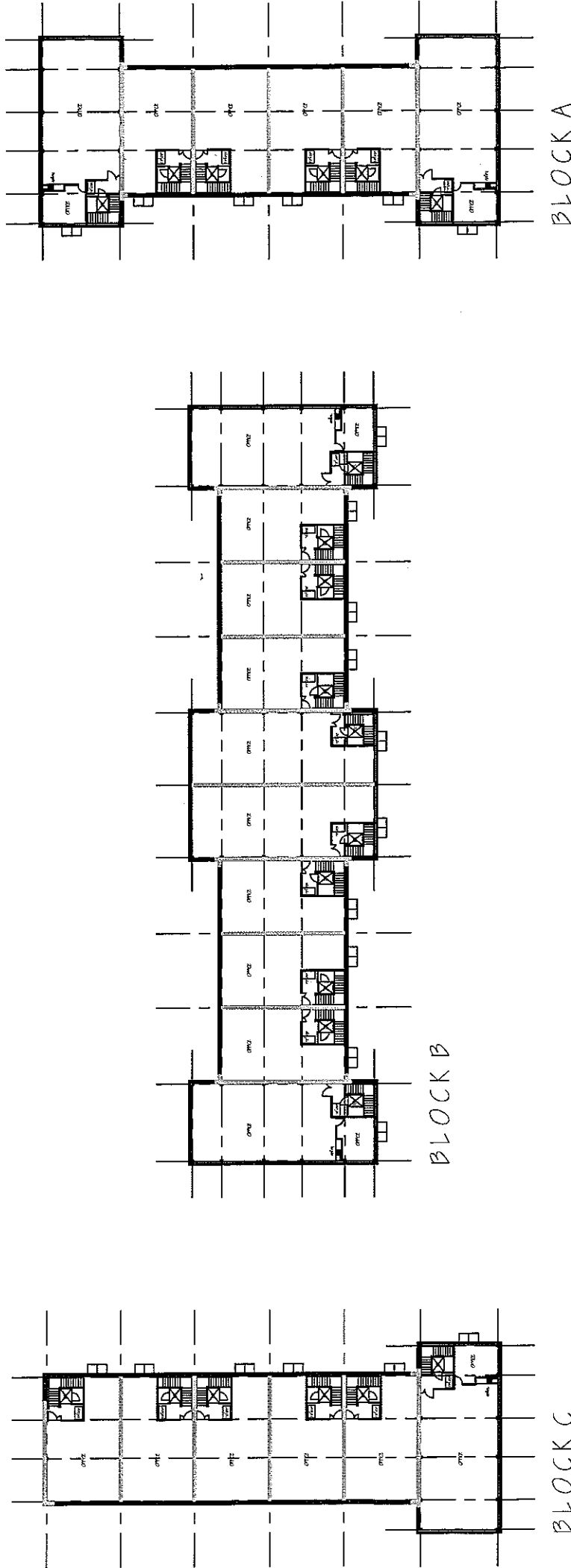
Proposed Development
Barrow Brook Business Village
Cullinane
for
Papillon Properties

Site 2
Ground Floor Plan

Scale: 1:200 Date: Sept. 07 No. 1502/2/02
Ribbon Court, 1 Mead Way
Shullisworth Mead
Bullhead Park
Rochester, Surrey
Surrey
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Proposed Development
Barrow Brook Business Village
Childress
for
Papillon Properties

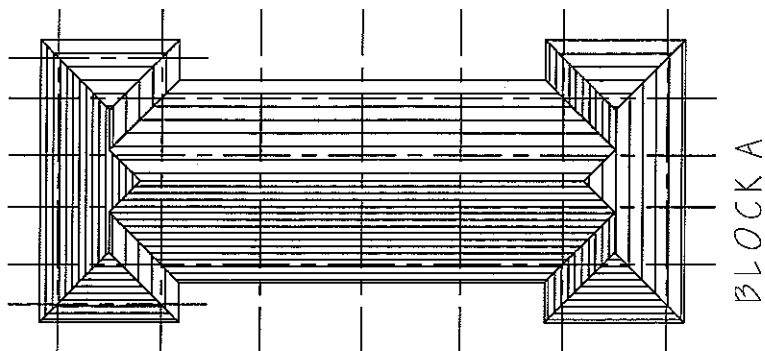
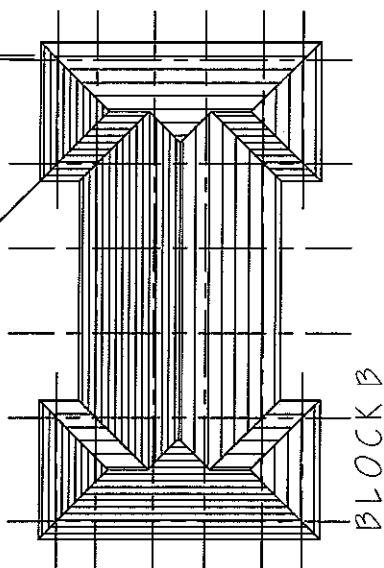
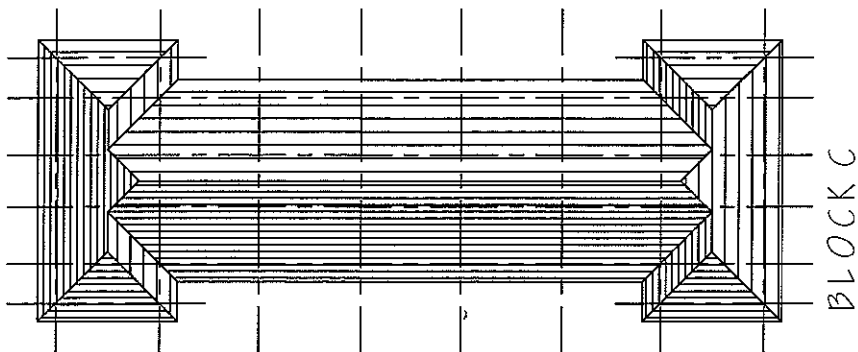
SITE 2
First Floor Plan

Scale: 1/200 Dates: Sept. 07 No. 1302/2/09

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Proposed Development
Barrow Park Business Village
Cullinane
for
Papillon Properties

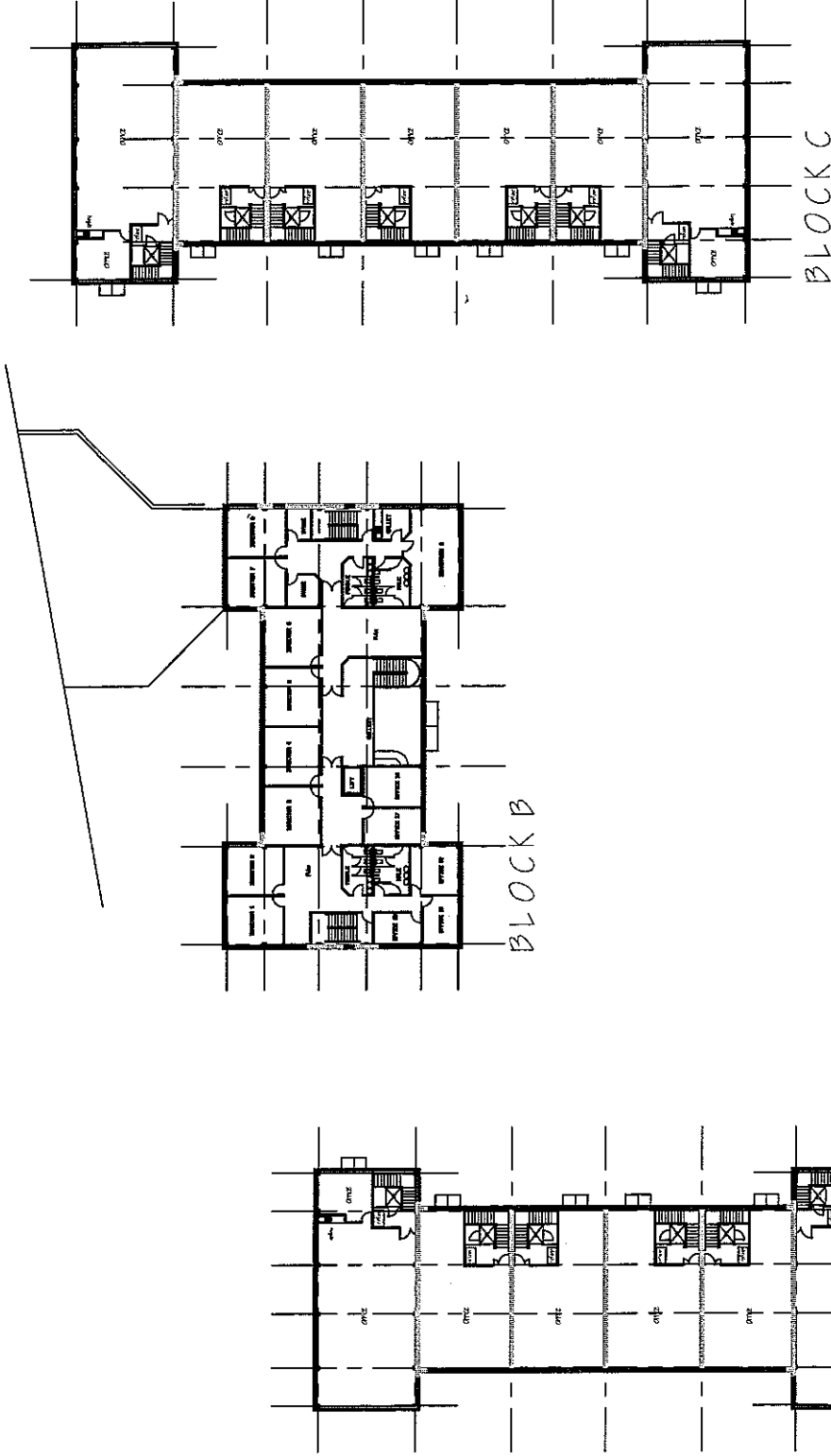
SITE 1
First Floor Plan

Scale: 1:200 Date: Sept. 07 No. 1302/1/06

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Proposed Development
Barrow Brook Business Village
Chichester
for
Peaplan Properties

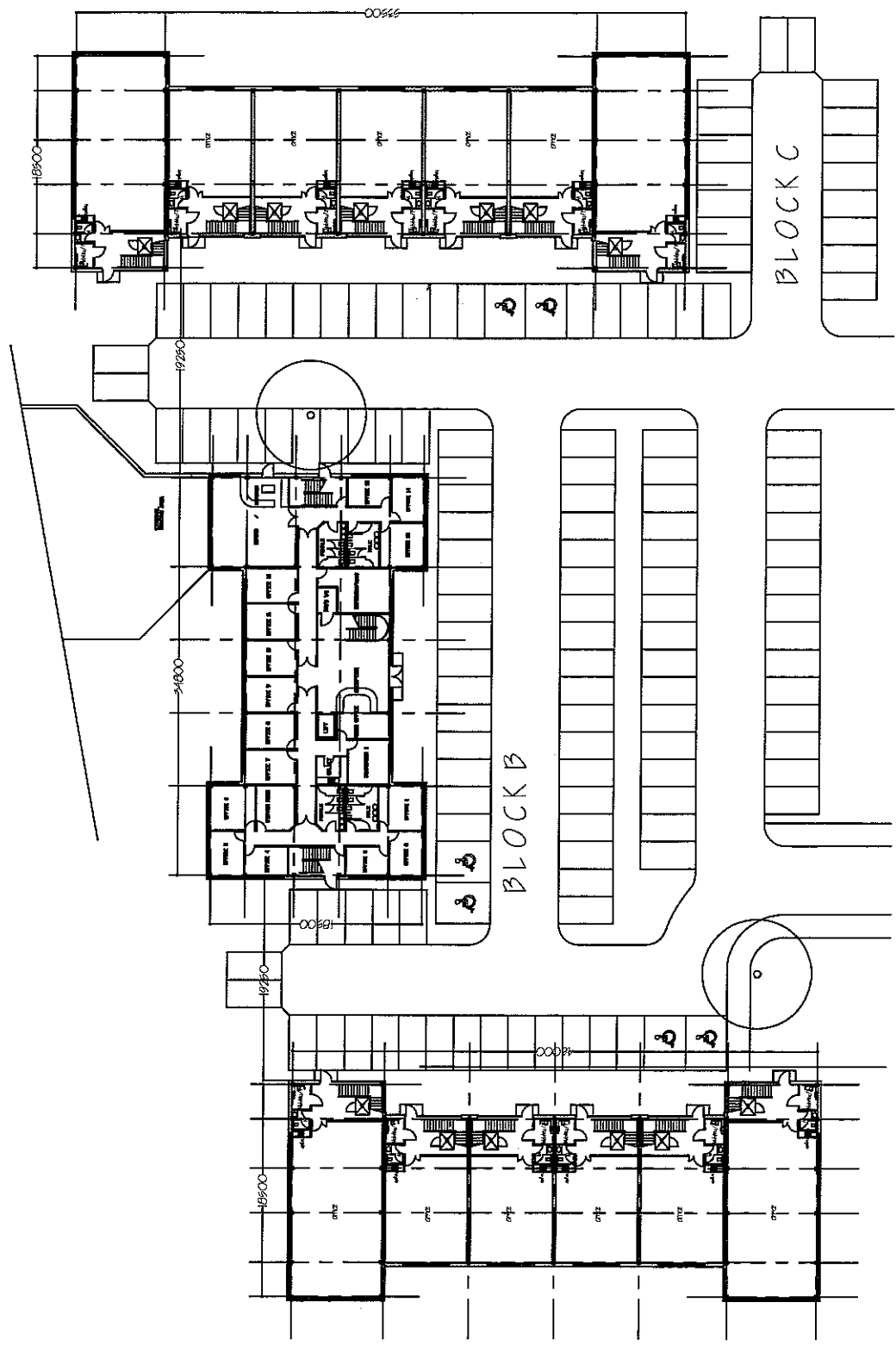
SITE 1
First Floor Plan

Scale: 1:200 Date: Sept 07 No. 1902/11/05

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BLOCK A

BLOCK B

BLOCK C

Proposed Development:
Barrow Brook Business Village
Culterton
for
Papillon Properties

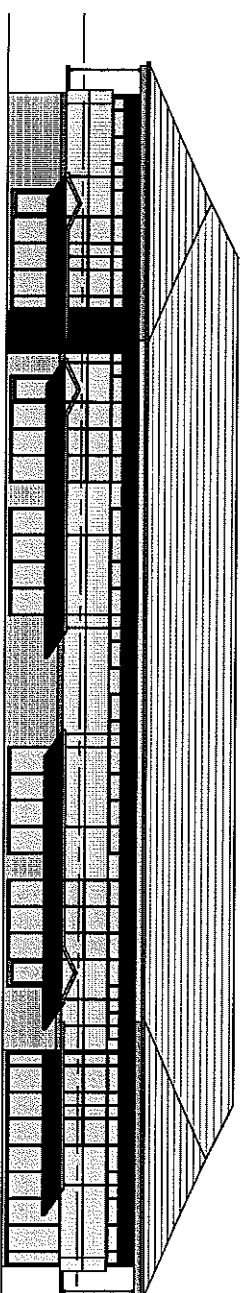
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Racale Court, 1 Need Way
Shillingleath Mead
Business Park
Rushmore, Bunting
8312 7NG
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Site 1
Grand Floor Plan

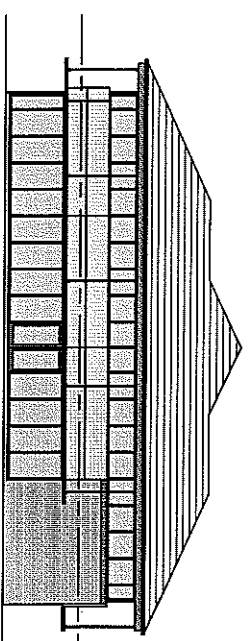
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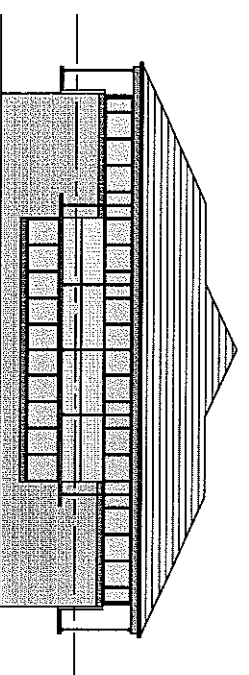


color coated profiled metal deck roofing
fully glazed curtain wall system
flue rated composite cladding
aluminum brace steel
powder coated aluminum windows
low thermal break with extruding gills
and heads

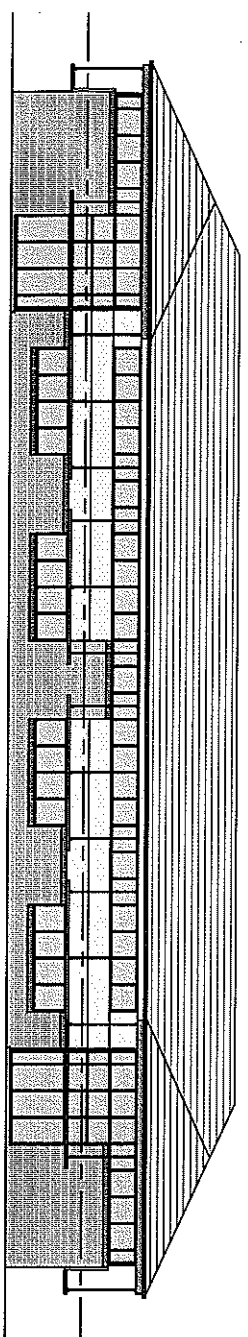
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

THIS DRAWING IS AT A SCALE OF 1:100 AT A SIZE.

Proposed Development: Barton Brook Business Village Chilworth	Scale: 1:100 Date: May, 07 No. 1502/111
for Papillon Properties	
Typical Elevations	
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