



RIBBLE VALLEY
BOROUGH COUNCIL

27 MAY 2011

FOR THE
ATTENTION OF

For office use only

Application No

Date received 320110415P

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title: MISS First name: PETA

Last name: ASHTON

Company (optional): C/O JOHN PALLISTER

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: MISS First name: CATHERINE

Last name: PALLISTER

Company (optional): JOHN PALLISTER LTD

Unit: House number: 28 House suffix:

House name: THE LOACH HOUSE

Address 1: 28 DOCK STREET

Address 2:

Address 3:

Town: CLITHEROE

County: LANCASHIRE

Country:

Postcode: BB7 1LP

3. Description of the Proposal

Please describe the proposed development, including any change of use:

(email 716111 re: 0537) ↓

RESUBMISSION OF 3/2010/0537

FOR THE REPLACEMENT OF AN EXISTING PERMANENT CHALET BUILDING
WITH A PERMANENT SINGLE STOREY DWELLING.

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building,
work or use were started (DD/MM/YYYY):

N/A

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work
or change of use was completed: (DD/MM/YYYY):

N/A

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix: House name: **SOLAR HILL CHALET**Address 1: **LOWARK**Address 2: Address 3: Town: **NR CLITHORCE**County: **LANCASHIRE**Postcode (optional): **BB7 3DG**Description of location or a grid reference
(must be completed if postcode is not known):Easting: Northing: Description: **5. Pre-application Advice**Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

 MR GRAEME THORPE

Reference:

 SOLAR HILL - LOWARKDate (DD/MM/YYYY):
(must be pre-application submission) **12/09/2009**

Details of pre-application advice received?

 OFFICE MEETING TO DISCUSS PROPOSALS + EMAIL FOLLOWING SUBMISSION OF PROPOSED DRAWINGS (2/12/2009). EMAILS RELATING TO FIRST APPLICATION**6. Pedestrian and Vehicle Access, Roads and Rights of Way**

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

 PLENTY OF SPACE AND GARDEN AREA FOR WASTE STORAGE AND COLLECTION WITHIN SITE

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

If Yes, please provide details:

8. Authority Employee / MemberWith respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected memberDo any of these statements apply to you? ☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	N/A	LOCAL STONE	☐	☐
Roof	N/A	BLUE SLATE ROOF	☐	☐
Windows	N/A	WOODEN	☐	☐
Doors	N/A	WOODEN	☐	☐
Boundary treatments (e.g. fences, walls)	HEDGE, STOCKPROOF FENCE	REMAINING	☐	☐
Vehicle access and hard-standing	TAR MAC / HARDCORE	REMAINING	☐	☐
Lighting	N/A	N/A	☐	☐
Others (please specify)			☐	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes

☒ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	3	3	
Light goods vehicles/ public carrier vehicles	N/A	N/A	
Motorcycles	N/A	N/A	
Disability spaces	N/A	N/A	
Cycle spaces	N/A	N/A	
Other (e.g. Bus)	N/A	N/A	
Other (e.g. Bus)	N/A	N/A	

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
 ☐ Cess pit
☒ Septic tank
 ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☐ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☐ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
 ☐ Existing watercourse
☐ Soakaway
 ☐ Pond/lake
☐ Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☒ Yes, on land adjacent to or near the proposed development
☐ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☒ Yes, on land adjacent to or near the proposed development
☐ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

14. Existing Use

Please describe the current use of the site:

PERMANENT RESIDENTIAL CHALET

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

When did this use end (if known)?

DD/MM/YYYY

2006

(date where known may be approximate)

Does the proposal involve any of the following? **TEMPORARY BASIS**
If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes☒ No**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total proposed residential units (A+B+C+D)=

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total existing residential units (E+F+G+H)=

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐				
Net tradable area:	☐				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐				
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER	☐				
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

25. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12****Agricultural Land Declaration - You Must Complete Either A or B**

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

--

Or signed - Agent:

<i>Canon...</i>

Date (DD/MM/YYYY):

24/05/2011

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant 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 this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Carmen Laidz

24th May 2011

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number:

Extension number:

—

Country code: Mobile Number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number:

01200 425697

Extension number:

—

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

gfa@pallisters.co.uk

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent☐ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

Cath Pallister

From: Cath Pallister
Sent: 07 June 2011 13:07
To: 'Louise Blatchford'
Cc: 'lesley.lund@ribblevalley.gov.uk'
Subject: RE: Planning application - Sugar Hill Chalet, Cow Ark

320110415 P	
DIRECTOR OF COMMERCIAL SERVICES	
- 9 JUN 2011	
FAO	

Dear Louise

Following on from your email below I confirm the following

It is fine for the wording on point 3 of the application to be altered to "re-submission of application 3/2010/0537P etc as you have detailed.

Question 12 – Yes the proposal is within 20m of a water course.

The proposal will not increase flood risk elsewhere

Soakway

Question's 19 & 20 N/A

Question 21 site area is 0.05ha (0.13acres)

I will ensure you receive a further 3 copies of the tree survey completed for the previous application.

The plans are drawn to scale. I think you must have received an original copy of the revised plan and I will enclose 3 copies of the correct drawing 2 for you.

Many thanks
 Catherine

From: Louise Blatchford [mailto:Louise.Blatchford@ribblevalley.gov.uk]
Sent: 31 May 2011 15:16
To: Cath Pallister
Cc: Lesley Lund
Subject: Planning application - Sugar Hill Chalet, Cow Ark

Dear Catherine

RE: Replacement of existing permanent chalet building with a permanent single storey dwelling
 AT: Sugar Hill Chalet, Cow Ark

Thank you for your application which we received on Friday 27th May 2011. Unfortunately we cannot deal with the application due to the following:

- Please can you confirm you are happy with the following being added to the description on question 3 - 'Resubmission of application 3/2010/0537P for replacement of existing permanent chalet building with permanent single storey dwelling'

- On checking through the forms I have noticed that the rest of question 12 has been left blank and also 19, 20 and 21 have been left blank. For 19 and 20 please can you write N/A if this is the case and then please can you answer question 21 and the rest of question 12. I have looked at the application form for the previous application and these questions were also left blank then, I apologise - we should have asked for them to be completed. If you want to scan and e-mail me those pages that's fine, or, alternatively an e-mail with the responses to the questions will be acceptable (I will attach the e-mail to the forms).

- Finally, please can you send in three copies of the tree survey and plan that were submitted with the previous application. We also don't seem to have the existing site plan. Can I also just check that all the

07/06/2011

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plans are drawn to scale - on drawing 2 the proposed dwelling is annotated as 12m x 8m but when you actually measure it off at 1:500 it measures 15m x 10.5m.

I would be grateful if you could send me the above information by 14th June 2011 so that we can continue to process the application. The application has been made invalid until the information has been received. Please quote ref. no. 729 in any reply

If you need any assistance please do not hesitate to contact me.

Kind regards
Louise

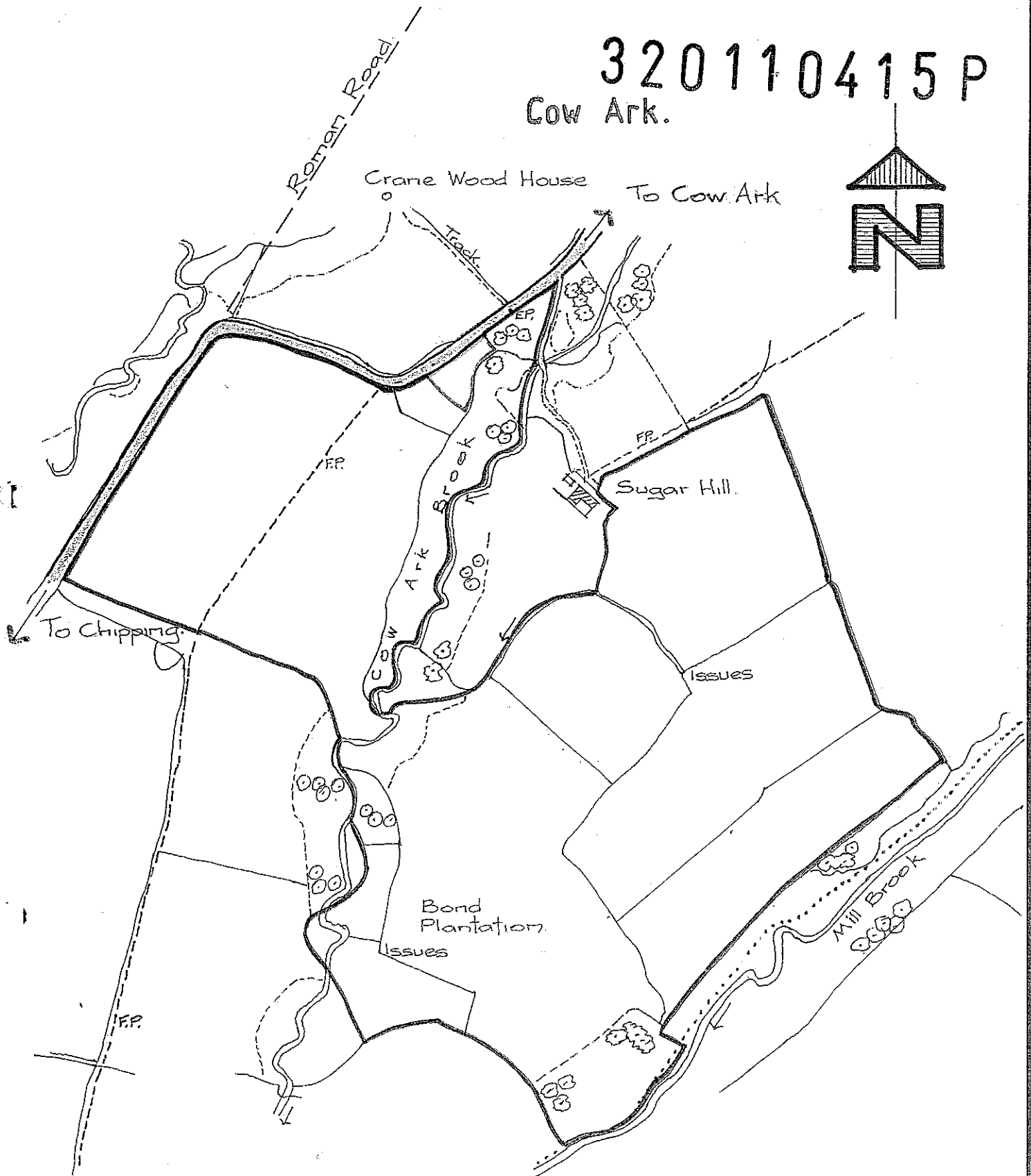
Louise Blatchford

Best in the country for customer satisfaction – 94 per cent of Ribble Valley residents are satisfied with life in the borough (Place Survey 2009)

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07/06/2011

320110415 P
Cow Ark.



LAND at Sugar Hill - Cow Ark Brook
Drwg. 1.

John Pallister FRICS

Chartered Surveyors and Valuers
The Coach House, Duck Street, Clitheroe BB7 1LP
Tel: 01200 425697 Fax No: 01200 429994
e-mail: info@pallisters.co.uk

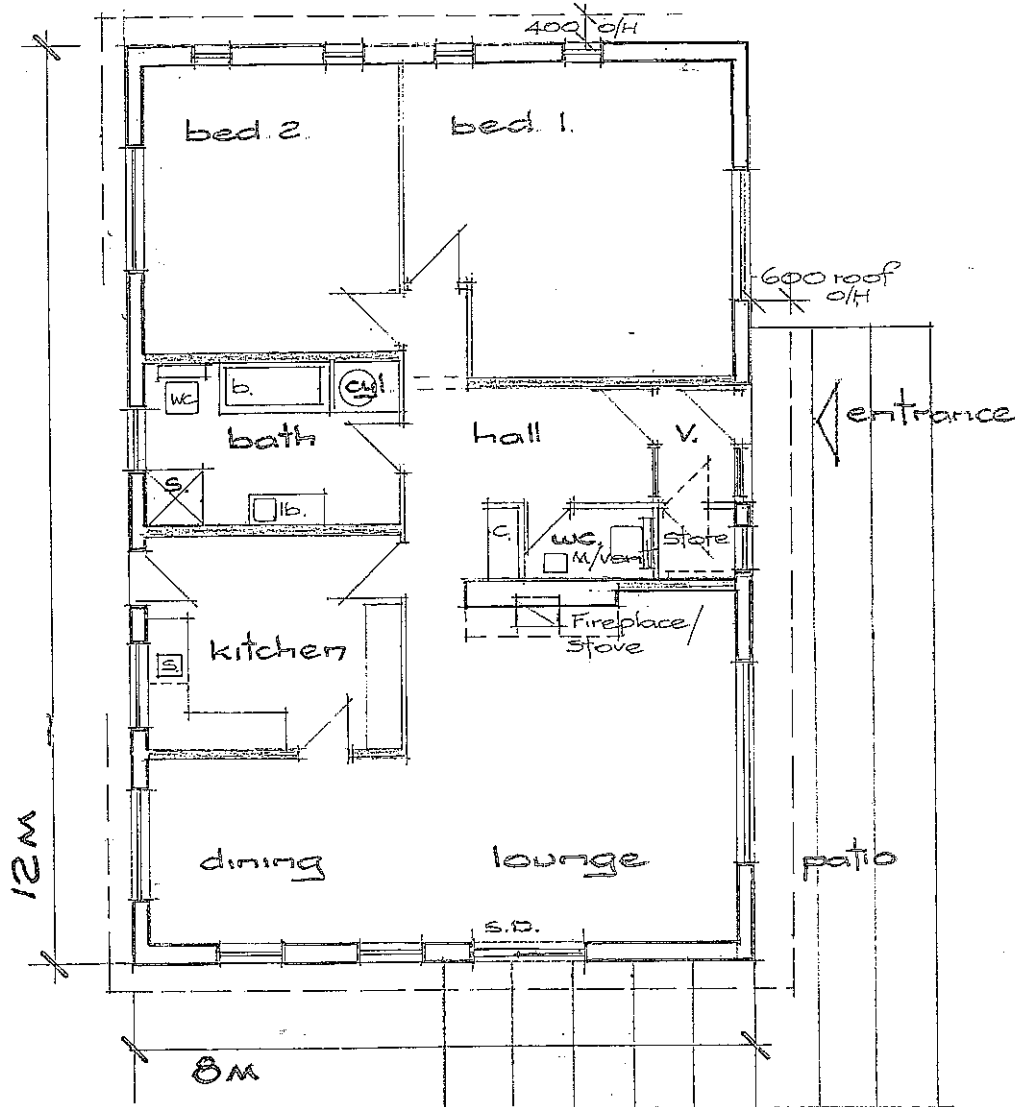
Ref.no.

Scale : 1:2500

Date : Oct. 2009

Date.

320110415 P



Ground floor plan scale 1:100_{approx}

Proposed Development
at Sugar Hill - Cow Ark Brook

John Pallister Chartered Surveyors

The Coach House, 25 Duck Street, Clitheroe. BB7 1LP

Tel: 01200 425697 Fax: 01200 429994 e-mail: info@pallisters.co.uk www.pallisters.co.uk



Drwg. 3.

John Pallister Chartered Surveyors

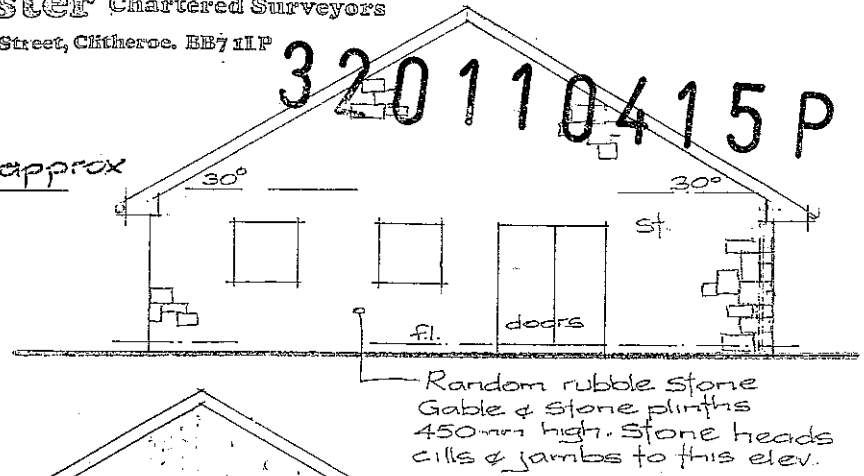
The Coach House, 28 Duck Street, Clitheroe. BB7 1LP

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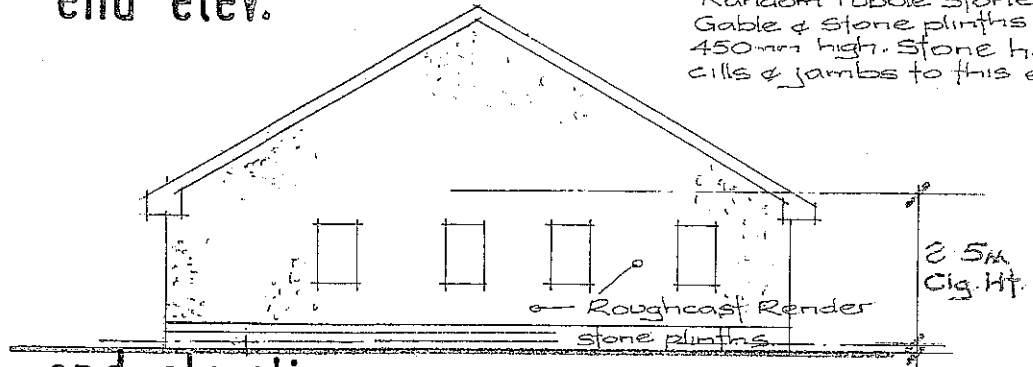
Scale 1:100 approx

Drwg. 4.

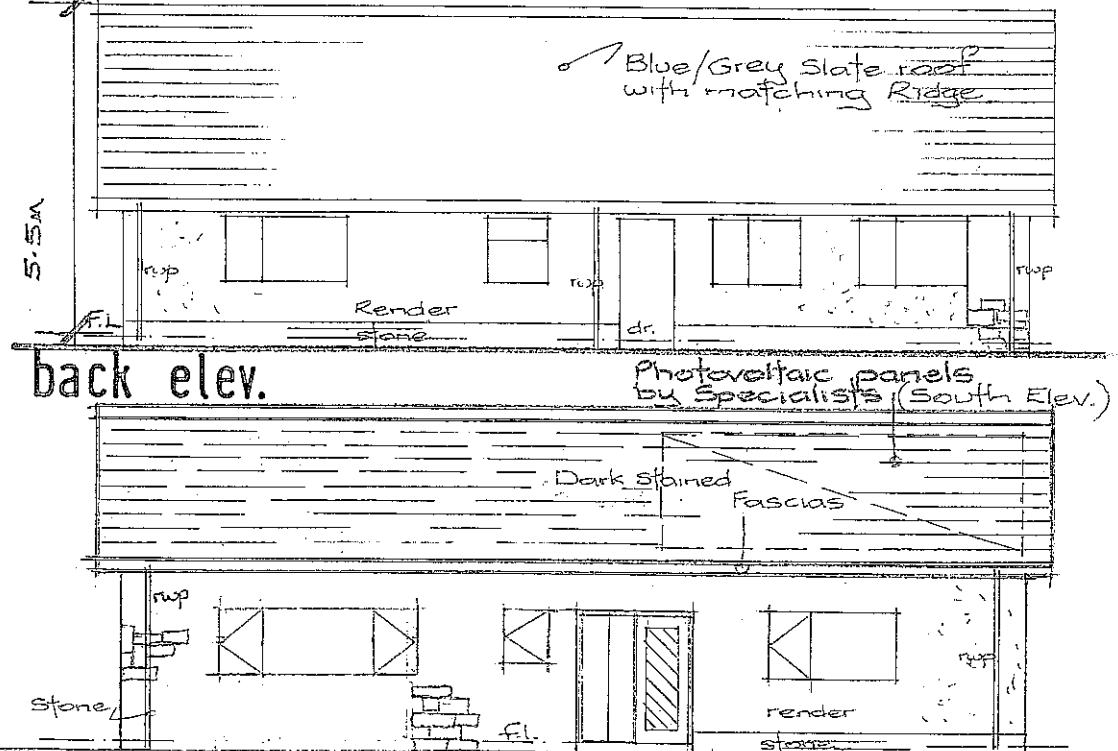
end elev.



end elevation

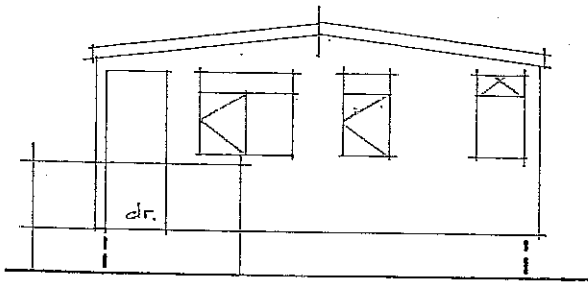


back elev.

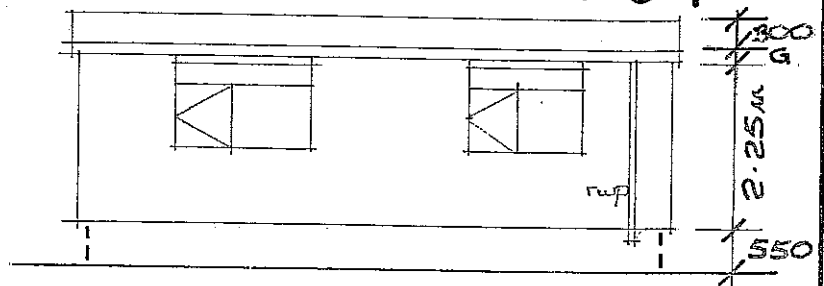


front elevation of Proposed Development

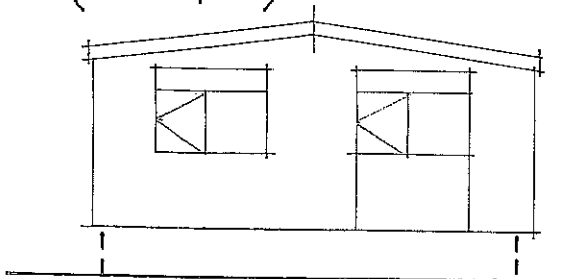
320110415P



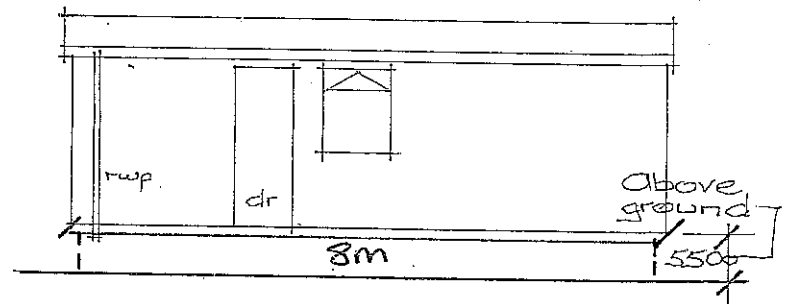
front elevation 1.
(South)



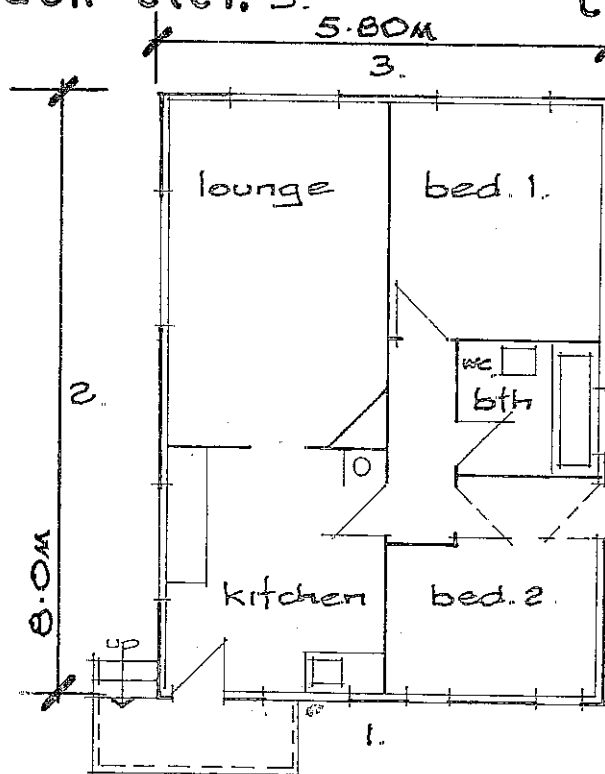
elev. to road 2.



back elev. 3.



elev. to wood 4.



extg. plan of Chalet

Walls Dark Green ribbed
metal cladding.
Windows Metal/casement.
Roof Metal/Felt.

Drwg. 5

John Pallister Chartered Surveyors

The Coach House, 28 Duck Street, Clitheroe. BB7 1LP

Tel: 01200 425697 Fax: 01200 429994 e-mail: info@pallisters.co.uk www.pallisters.co.uk



Scale 1:100

320110415 P

FISHER FORESTRY.**ALL ASPECTS OF TREE CARE.**

Hollins Farm, Slaidburn Road,
Waddington, Clitheroe, Lancashire,
BB7 3JQ.

01200 427472 07773 072825

email: mike@fisherforestry.co.uk

TREE SCHEDULE AND SURVEY AT SUGAR HILL, COW ARK.

TREE NO.	SPECIES	HEIGHT (m)	CROWN SPREAD(m)	DBH (cm)	DESCRIPTION
1	prunus avium	5	2.5	7	
2	acer platanoids	5	4	12	
3	purple prunus	5	4	multi	
4	acer rubrum	5	2	13	
5	prunus	5	4	15	
6	populus	7	3	20	Pollarded and rotten/diseased
7	populus	7	3	31	Pollarded and rotten/diseased
8	betulus pendula	7	3	18	Pollarded
9	populus	7	3	24	Pollarded and rotten/diseased
10	populus	7	3	29	Pollarded and rotten/diseased
11	cedrus deodara	7	4	23	Topped
12	juglans regia	5	3	26	
13	prunus avium	7	5	18	Pollarded
14	cupressus	5	4	18	
15	araucaria araucana	5	3.5	13	
16	acer	5	3.5	17	
17	salix	10	4	18	
18	cupressus	8	6	38	Topped
19	acer pseudoplatanus	16	14	71	
20	quercus robur	8	5	54	Heavily pruned

Trees 1 to 18 have all been planted in the last 20 years. A lot of the trees have been badly pruned in the past resulting in bad form and in some cases have been infected with disease. The trees are nearly all exotic and are not in keeping with the adjacent established Broadleaved woodland

The young trees do not contribute greatly to the Treescape of the area. The mature Sycamore (tree 19) does contribute and should be retained.

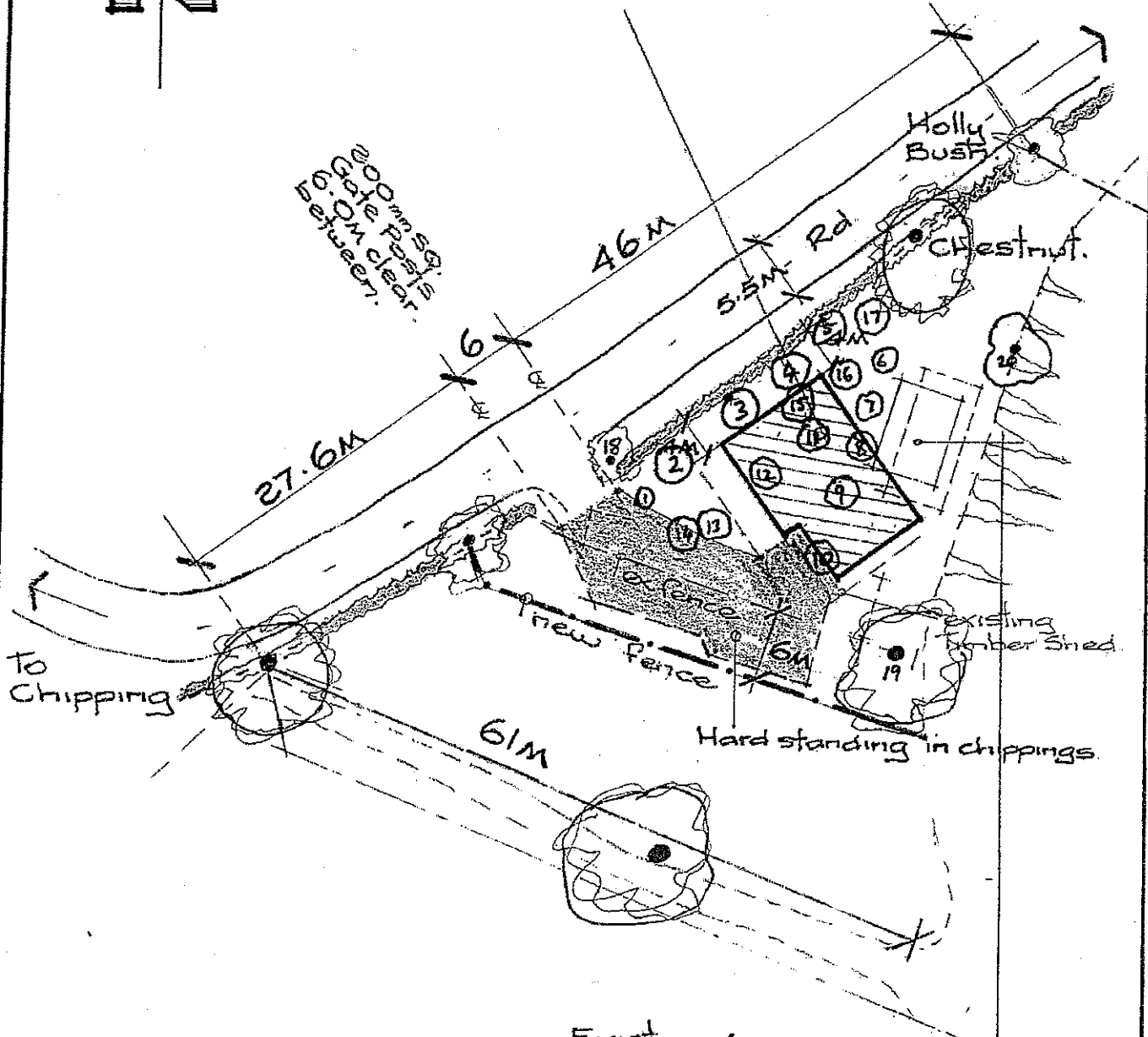
The small trees (1-18) should be removed prior to development and more suitable species planted after construction is completed.

Survey carried out by Michael Fisher.



Proposed Development.

To Cow Ark



Existing:
Chalet Building 7.95 x 5.8m
Concrete base 11.35 x 5.15m

LAND at Sugar Hill - Cow Ark Brook

Drwg. 2.

John Pallister Chartered Surveyors

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Ref. no.

Scale. 1:500

Date. Oct. 2009

320110415P

TOWN & COUNTRY PLANNING ACT 1990

**REPLACEMENT DELLING at
SUAGAR HILL CHALET, COWARK, BB7 3DG**

PREPARED FOR

**MS PETA ASHTON
C/O JOHN PALLISTER LTD
THE COACH HOUSE
28 DUCK STREET
CLITHEROE**

Prepared by:

**CATHERINE J PALLISTER MRICS, MSc, BSc(Hons)
John Pallister Ltd
The Coach House
28 Duck Street
Clitheroe
Lancashire
BB7 1LP**

320110415P

1.0 BACKGROUND

The application is for the replacement of a permanent chalet style building to a single storey 2 bed dwelling. The chalet was granted permanent permission in 1981 under application 3/81/0944/P and has continued to be used for residential purposes since that time. The property is currently below modern day living standards and the application aims to provide small, single storey accommodation that remains well screened and in keeping with the immediate surroundings.

2. LOCATION/SITING

The proposed site has been rotated to the north west of the original footprint and is parallel to the main highway. This is to allow for the slight increase in floor space along with the steep bank to the east of the property. By using this position there will be minimal disturbance to the site and the existing trees, wildlife and woodland. The location remains well screened to all boundaries and there will be no alteration to the existing access. This is also in accordance with the planning officers requirements.

3. HIGHWAYS

Access is currently provided to the property via an existing gateway off the highway as shown on the plans attached. No alterations will be required to the access as a result of this development.

4. DESIGN & APPEARANCE

Plans and elevations of the dwelling are provided and it can be noted that the building measures a total of 96 Sq. Metres. The building is to be of stone construction, with a blue slate roof and wooden windows and doors in an effort to complement existing buildings in the vicinity. It is felt the building meets the criteria within local policy, including Policy H14 and it also respects the character and nature of the surrounding countryside.

5. IMPACT ON SURROUNDINGS

The site itself is located within a Biological Heritage Site which is a non statutory designation. This designation has been provided to protect the ancient woodland that is situated along the bank of Cowark Brook and also for the species rich agricultural land that is located in this corridor. Having spoken with Lancashire County Council however as this has been a residential site for over 30 years there will be minimal effect upon the designations.

320110415P

There will also be minimal visual impact on the wider countryside and surroundings due to the building being situated close to the original footprint. As noted above, the immediate surrounding area has been garden and privately owned amenity land for more than 30 years. The privately owned site will be used for all of the proposed building work ensuring that no impact is made to surrounding land. The closest residential dwelling is situated over metres away with no properties or buildings over looking the site.

6. SUMMARY

The application is for the replacement of an existing permanent dwelling. There is little change to the size and location of the property and any alteration has been made with planning policy, site topography and visual effect upon the site and its surroundings in mind. It is felt that the alterations proposed will enhance the site in all respects. The applicant would be pleased to show the Council the site at any time.

I trust this application provides you with sufficient information with which to make a positive recommendation, however if you require further clarification or additional information please do not hesitate in contacting me directly.

AM/CJP/Planning/Ashton/planning report amended
24th May 2011

Ribble Valley Borough Council



DESIGN AND ACCESS STATEMENT PRO-FORMA

From the 10 August 2006, planning applications relating to certain types of developments are required to be submitted with a design and access statement. When submitting an application, failure to provide a design and access statement of sufficient standard may result in a delayed registration of the application

What Applications Need to be Accompanied by a Design and Access Statement?

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- material change in the use of land or buildings, unless it also involves operational development;
- engineering or mining operations;
- development of an existing dwellinghouse, or development within the curtilage or a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, where no part of that dwellinghouse or curtilage is within a designated area or is a listed building 'Designated Areas' include: • Conservation Areas; • Sites of Special Scientific Interest (SSSI); and • Areas of Outstanding Natural Beauty (AONB)

Process

What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?

THE PROPERTY WILL REMAIN AS AN EXISTING USE WHICH WILL BE BROUGHT UP TO MODERN DAY LIVING ACCOMMODATION. THE DESIGN, SCALE + MATERIALS WILL ALL BE IN KEEPING WITH LOCAL SURROUNDINGS HAVING MINIMAL IMPACT ON THE AREA. THE LOCAL PLAN POLICIES INCLUDING H14 AND THE PLANNING OFFICERS COMMENTS HAVE ALL BEEN CONSIDERED.

Use

What will the extension/development be used for and justify why this is necessary?

A CONTINUATION OF THE EXISTING RESIDENTIAL USE, PROVIDING MORE UP TO DATE AND AESTHETICALLY PLEASING ACCOMMODATION.

Amount

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development?

THE FOOTPRINT OF THE REPLACEMENT DWELLING AMOUNTS TO 96m² WITH EYE HEIGHT BEING 5.6m. THIS PROVIDES A SMALL INCREASE IN AREA, TO PROVIDE FOR MODERN DAY LIVING. THERE WILL BE MINIMAL IMPACT ON THE SURROUNDING AREA.

Layout

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

LOCATION CHOSEN AS THE MOST PRACTICAL ON THE PROPERTY ITSELF, CREATING MINIMAL DISTURBANCE TO EXISTING TREES. THE LOCATION IS ALSO WELL SCREENED FROM THE MAIN ROAD AND ENSURES NO MAJOR EXCAVATION WORK IS REQUIRED DUE TO LOCATION OF THE STEEP BANK TO THE EAST OF THE SITE.

Scale

Is the scale of the extension/development in keeping with the context of the site and in what way?

THE DIMENSIONS OF THE FOOTPRINT ARE 12m x 8m (96 m²) WHICH PROVIDES FOR COMPACT MODERN DAY LIVING IN RURAL SURROUNDINGS. THE TOTAL SITE AREA OF HA ACCOMMODATES THIS FOOTPRINT WITH EASE AND ALLOWS FOR GOOD SIZED GARDENS WITH MINIMAL IMPACT ON THE EXISTING RURAL AREA.

Landscaping

If appropriate, specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used?

THE SITE IS WELL SCREENED ON ALL BOUNDARIES.

Appearance

Specify how the extension/development fits in terms of its appearance and include details of materials to be used

THE DWELLING IS WELL SCREENED BY TREES AND HEDGING. THE SINGLE STOREY PROPERTY WILL REMAIN HIDDEN BY THE EXISTING PLANTINGS AND CREATES NO MORE IMPACT THAN THE EXISTING CHALET. THE MATERIALS WILL BE LOCAL STONE WITH SLATE ROOF AND WOODEN WINDOWS - ALL IN KEEPING WITH LOCAL SURROUNDING PROPERTIES.

Access

Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles

AS EXISTING - NO REQUIREMENT FOR ANY ALTERATION TO BE MADE.