



14 JUN 2011

FOR THE
ATTENTION OF

For office use only
 Application No: **320110458 P**
 Date received
 Fee paid £ Receipt No:

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

Application for Outline Planning Permission With Some Matters Reserved. 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

<p>1. Applicant Name and Address</p> <p>Title: <input type="text"/> First name: Mr + Mrs M.</p> <p>Last name: Walker</p> <p>Company (optional): <input type="text"/></p> <p>Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/></p> <p>House name: Whitecroft</p> <p>Address 1: Pendle Avenue</p> <p>Address 2: <input type="text"/></p> <p>Address 3: <input type="text"/></p> <p>Town: Chatburn</p> <p>County: Lancashire</p> <p>Country: <input type="text"/></p> <p>Postcode: BB7 4AX</p>	<p>2. Agent Name and Address</p> <p>Title: Mr First name: Alan</p> <p>Last name: Croston</p> <p>Company (optional): Janet Dixon Town Planners Ltd</p> <p>Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/></p> <p>House name: <input type="text"/></p> <p>Address 1: 10A Whalley Road</p> <p>Address 2: <input type="text"/></p> <p>Address 3: <input type="text"/></p> <p>Town: Clitheroe</p> <p>County: <input type="text"/></p> <p>Country: <input type="text"/></p> <p>Postcode: BB7 1AW</p>
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3. Description of the Proposal

Please indicate those reserved matters for which approval is being sought (tick all that apply):

None
 Access
 Appearance
 Landscaping
 Layout
 Scale

Please describe the proposed works:

Outline application for the erection of one dwelling following demolition of outbuilding.

Has building or works already been carried out?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, please state the date when building or works were started (DD/MM/YYYY): (date must be pre-application submission)	<input type="text"/>
Have the works been completed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, please state the date when the works were completed (DD/MM/YYYY): (date must be pre-application submission)	<input type="text"/>

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name: Land adjacent to

Address 1: Whitecroft

Address 2: Pendle Avenue

Address 3:

Town: Chatburn

County:

Postcode (optional): BB7 4AX

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: Graeme Thorpe

Reference: email 21 April 2011

Date (DD/MM/YYYY): (must be pre-application submission) 21/04/2011

Details of pre-application advice received? Support in principle for one new dwelling

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 Unknown

Is a new or altered pedestrian access proposed to or from the public highway? Yes No Unknown

Are there any new public roads to be provided within the site? Yes No Unknown

Are there any new public rights of way to be provided within or adjacent to the site? Yes No Unknown

Do the proposals require any diversions /extinguishments and/or creation of rights of way? Yes No Unknown

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 Unknown

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No Unknown

If Yes, please provide details:

8. Authority Employee / Member

With 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 member

Do 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			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roof			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Windows			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Doors			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vehicle access and hard-standing			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lighting			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>

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:

See Planning, Design and Access Statement by Agent

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)	Unknown total proposed (including spaces retained)	Difference in spaces
Cars	4	8	<input type="checkbox"/>	4
Light goods vehicles/ public carrier vehicles			<input type="checkbox"/>	
Motorcycles			<input type="checkbox"/>	
Disability spaces			<input type="checkbox"/>	
Cycle spaces			<input type="checkbox"/>	
Other (e.g. Bus)			<input type="checkbox"/>	
Other (e.g. Bus)			<input type="checkbox"/>	

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11. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system? Unknown 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
- Soakaway
- Main sewer
- Existing watercourse
- Pond/lake

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:

Garden to house, with outbuilding

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)

Does the proposal involve any of the following? 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							Existing Housing									
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total	
		1	2	3	4+	Unknown				1	2	3	4+	Unknown		
Houses	<input type="checkbox"/>							Houses	<input type="checkbox"/>							
Flats and maisonettes	<input type="checkbox"/>							Flats and maisonettes	<input type="checkbox"/>							
Live-work units	<input type="checkbox"/>							Live-work units	<input type="checkbox"/>							
Cluster flats	<input type="checkbox"/>							Cluster flats	<input type="checkbox"/>							
Sheltered housing	<input type="checkbox"/>							Sheltered housing	<input type="checkbox"/>							
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>							
Unknown type	<input type="checkbox"/>							Unknown type	<input type="checkbox"/>							
Totals (a+b+c+d+e+f+g)=								Totals (a+b+c+d+e+f+g)=								
Social Rented							Social Rented									
Social Rented	Not known	Number of Bedrooms					Total	Social Rented	Not known	Number of Bedrooms					Total	
		1	2	3	4+	Unknown				1	2	3	4+	Unknown		
Houses	<input type="checkbox"/>							Houses	<input type="checkbox"/>							
Flats and maisonettes	<input type="checkbox"/>							Flats and maisonettes	<input type="checkbox"/>							
Live-work units	<input type="checkbox"/>							Live-work units	<input type="checkbox"/>							
Cluster flats	<input type="checkbox"/>							Cluster flats	<input type="checkbox"/>							
Sheltered housing	<input type="checkbox"/>							Sheltered housing	<input type="checkbox"/>							
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>							
Unknown type	<input type="checkbox"/>							Unknown type	<input type="checkbox"/>							
Totals (a+b+c+d+e+f+g)=								Totals (a+b+c+d+e+f+g)=								
Intermediate							Intermediate									
Intermediate	Not known	Number of Bedrooms					Total	Intermediate	Not known	Number of Bedrooms					Total	
		1	2	3	4+	Unknown				1	2	3	4+	Unknown		
Houses	<input type="checkbox"/>							Houses	<input type="checkbox"/>							
Flats and maisonettes	<input type="checkbox"/>							Flats and maisonettes	<input type="checkbox"/>							
Live-work units	<input type="checkbox"/>							Live-work units	<input type="checkbox"/>							
Cluster flats	<input type="checkbox"/>							Cluster flats	<input type="checkbox"/>							
Sheltered housing	<input type="checkbox"/>							Sheltered housing	<input type="checkbox"/>							
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>							
Unknown type	<input type="checkbox"/>							Unknown type	<input type="checkbox"/>							
Totals (a+b+c+d+e+f+g)=								Totals (a+b+c+d+e+f+g)=								
Key worker							Key worker									
Key worker	Not known	Number of Bedrooms					Total	Key worker	Not known	Number of Bedrooms					Total	
		1	2	3	4+	Unknown				1	2	3	4+	Unknown		
Houses	<input type="checkbox"/>							Houses	<input type="checkbox"/>							
Flats and maisonettes	<input type="checkbox"/>							Flats and maisonettes	<input type="checkbox"/>							
Live-work units	<input type="checkbox"/>							Live-work units	<input type="checkbox"/>							
Cluster flats	<input type="checkbox"/>							Cluster flats	<input type="checkbox"/>							
Sheltered housing	<input type="checkbox"/>							Sheltered housing	<input type="checkbox"/>							
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>							
Unknown type	<input type="checkbox"/>							Unknown type	<input type="checkbox"/>							
Totals (a+b+c+d+e+f+g)=								Totals (a+b+c+d+e+f+g)=								
Total proposed residential units (A+B+C+D)=								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 Unknown

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)	Unknown	Total gross internal floorspace proposed (including change of use)(square metres)	Unknown	Net additional gross internal floorspace following development (square metres)
A1	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Shops	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Net tradable area:	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
A2	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Financial and professional services	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
A3	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Restaurants and cafes	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
A4	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Drinking establishments	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
A5	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Hot food takeaways	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
B1 (a)	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Office (other than A2)	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
B1 (b)	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Research and development	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
B1 (c)	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Light industrial	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
B2	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
General industrial	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
B8	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Storage or distribution	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
C1	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Hotels and halls of residence	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
C2	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Residential institutions	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
D1	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Non-residential institutions	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
D2	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Assembly and leisure	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
OTHER	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Please Specify	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
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	Unknown	Total rooms proposed (including changes of use)	Unknown	Net additional rooms
C1	Hotels	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
C2	Residential Institutions	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
OTHER		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Please Specify		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	N/A		
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
	N/A			

21. Site Area

Please state the site area in hectares (ha) (REAL ESTATE)

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:

N/A

Is the proposal a waste management development? Yes No Unknown

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)	Unknown	Maximum annual operational throughput in tonnes (or litres if liquid waste)	Unknown
Inert landfill	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Non-hazardous landfill	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Hazardous landfill	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Energy from waste incineration	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other incineration	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Landfill gas generation plant	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Pyrolysis/gasification	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Metal recycling site	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Transfer stations	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Household civic amenity sites	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Open windrow composting	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
In-vessel composting	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Anaerobic digestion	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Sewage treatment works	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other treatment	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Storage of waste	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other waste management	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other developments	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>

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):

[Signature box]

Alan Cook

14/06/2011

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):

[Signature box]

[Signature box]

[Date box]

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:

[Text box for steps taken]

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):

[Newspaper name box]

[Date box]

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Signature box]

[Signature box]

[Date box]

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:

[Empty box for steps taken]

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

[Empty box for newspaper name]

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

[Empty box for date]

Signed - Applicant:

[Signature]

Or signed - Agent:

[Empty box]

Date (DD/MM/YYYY):

[Empty box]

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:

[Empty box]

Or signed - Agent:

[Signature: Alan Croston]

Date (DD/MM/YYYY):

14/06/2011

(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:

[Signature]

Or signed - Agent:

[Empty box]

Date (DD/MM/YYYY):

[Empty box]

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: £670

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):

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>

Country code:	Mobile number (optional):
<input type="text"/>	<input type="text"/>

Country code:	Fax number (optional):
<input type="text"/>	<input type="text"/>

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text" value="01200 425051"/>	<input type="text"/>

Country code:	Mobile number (optional):
<input type="text"/>	<input type="text"/>

Country code:	Fax number (optional):
<input type="text"/>	<input type="text" value="01200 426471"/>

Email address (optional):

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:

LAND REGISTRY

TITLE NUMBER

LA 77 16 17

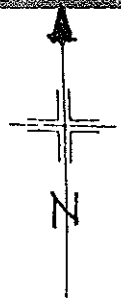
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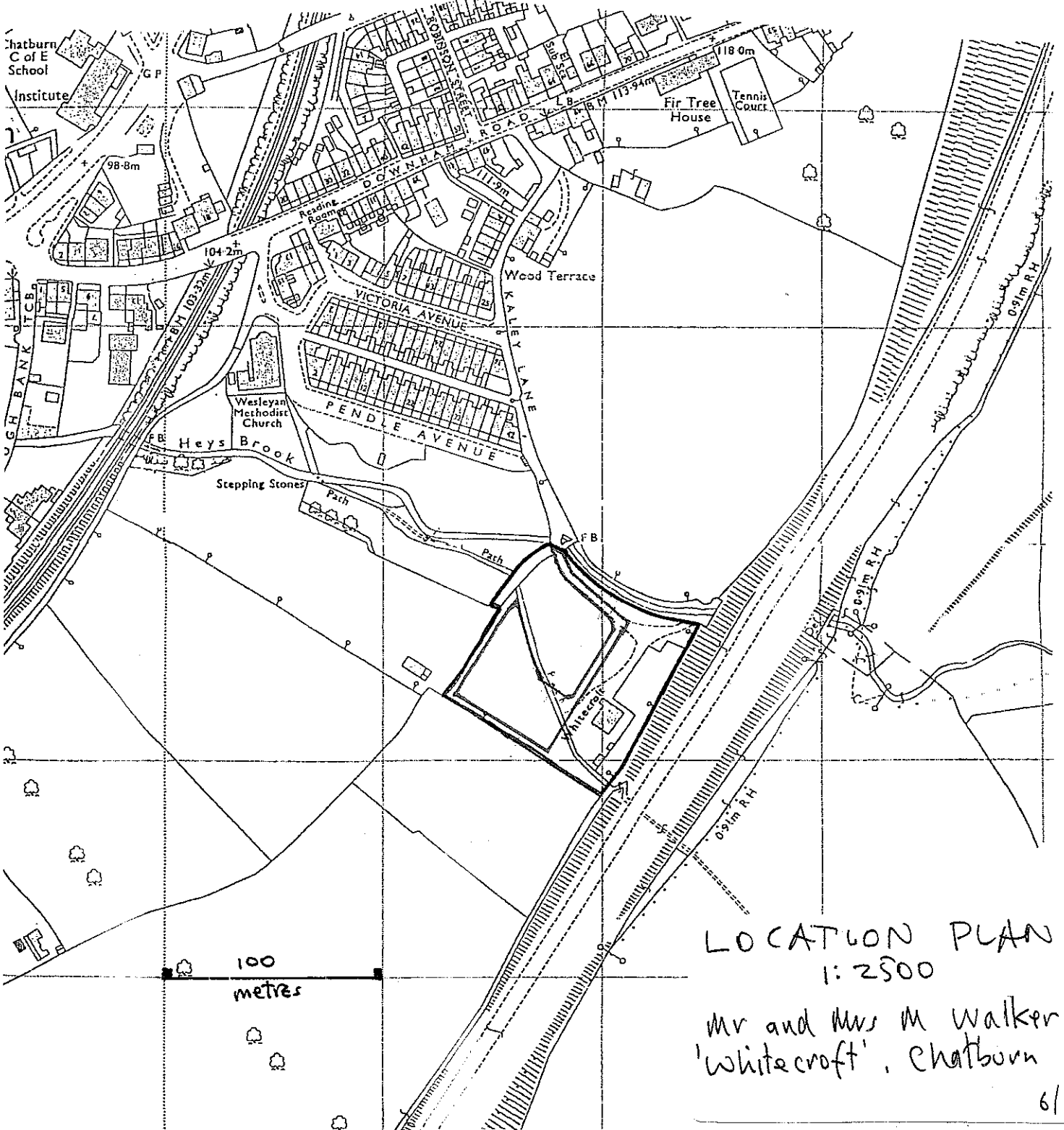
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RIBBLE VALLEY DISTRICT

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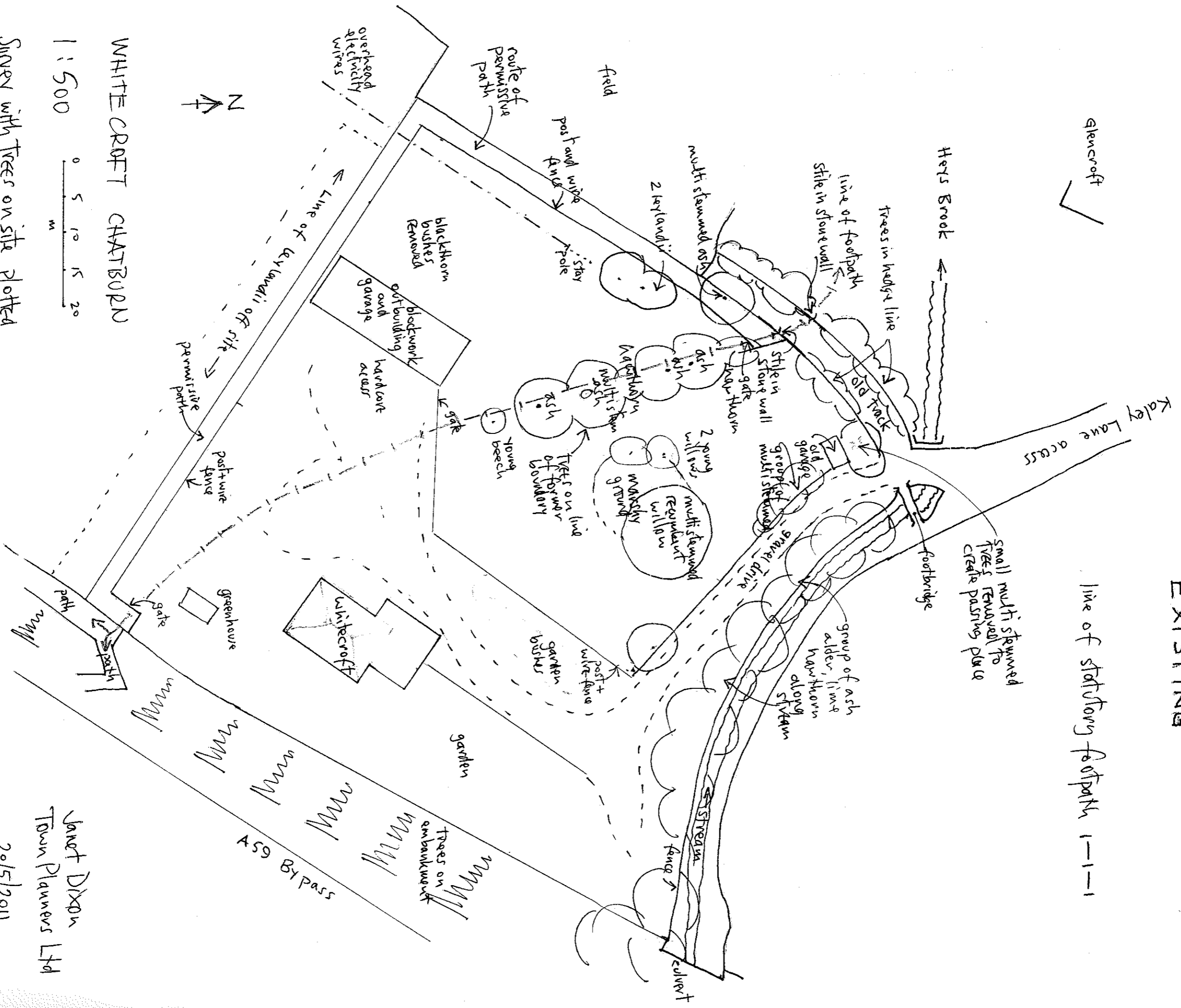


LOCATION PLAN
1:2500

Mr and Mrs M Walker
'Whitecroft', Chatburn

320110458 P
EXISTING

line of statutory footpath 1-1-1



WHITECROFT CHATBOURN

1:500
0 5 10 15 20
m

Survey with trees on site plotted with their canopies to BS5837

Janet Dixon
Town Planners Ltd
20/5/2011

PLANNING, DESIGN AND ACCESS STATEMENT

32041104588PP

PROPOSED ERECTION OF ONE DWELLING AT WHITECROFT, CHATBURN

This statement by Janet Dixon Town Planners Ltd is in support of an outline application by Mr & Mrs Mark Walker to build a new dwelling in the garden of their existing house.

1 SITE DESCRIPTION

- 1.1 The site is in the garden of Whitecroft which is located at the end of Kaley Lane with access via Pendle Avenue and Victoria Avenue. It is also close to the embankment carrying the A59 bypass, and the curtilage of Whitecroft adjoins the Chatburn settlement boundary.
- 1.2 The site is very well screened by peripheral trees and hedges which form an enclosure. There are some trees along part of a former boundary line within the site and these create a natural subdivision to enable a plot to be formed.
- 1.3 The existing house is a bungalow but with a steeply pitched roof and large flat roofed extension. There are outbuildings including a large old blockwork garage/shed which will be demolished to make way for the new house.

2 INVOLVEMENT

- 2.1 The proposal has been the subject of a pre-application meeting with Graeme Thorpe, Senior Planning Officer at the Council. In his email of 21 April 2011 he accepts that given the shortage of housing land in the District, PPS3 provides support for a dwelling on garden land in a very sustainable location next to the village envelope (copy enclosed).

3 POLICY

- 3.1 Planning Policy Statement 1: Delivering Sustainable Development – states that sustainable development is the core principle underpinning planning. Planning should facilitate and promote sustainable and inclusive patterns of development by making suitable land available for development, ensuring high quality development, and ensuring that development supports existing communities.

3.2 Planning Policy Statement 3: Housing – states that where Councils cannot demonstrate an up to date 5 year supply of deliverable housing sites, they should consider favourably planning applications having regard to the policies of the PPS including the considerations at paragraph 69. These policies include reference to good design, achieving a mix of housing including affordable housing and ensuring the efficient use of land (although there is no longer a national indicative minimum density). In assessing design quality regard is to be had to various criteria including whether the site is easily accessible and well-connected to public transport and community facilities and services, and is well integrated with and complements the neighbouring buildings in terms of scale, density, layout and access. Paragraph 69 specifically refers to:

- achieving high quality housing;
- ensuring a good mix of housing;
- the suitability of a site for housing;
- using land effectively and efficiently; and
- ensuring the proposal is in line with planning for housing objectives.

We submit that the proposal complies with paragraph 69.

3.2 This is an outline application, with appearance reserved, but the disposition of the proposed plot indicates that there is no reason why a high quality design cannot be achieved by a design which reflects the local vernacular and materials. It is also in a sustainable location.

3.3 The proposal is for one market dwelling, so that a mix is not proposed, but it fits in with the character of the village where there are a number of detached market houses around the fringe of the settlement which this proposal will respect.

3.4 The site is very closely related to the main built up area of the village. All local amenities, services, school, bus stop are within walking distance. Two footpaths directly connect the site into Chatburn.

- 3.5 The unadopted access road means that the Highway Authority recommend only one further dwelling be accommodated. Trees around the site also limit space available for development. The land is rough garden to an existing dwelling and the proposal makes the best use of the land commensurate with the physical constraints in order to create an efficient plot for a dwelling.
- 3.6 One of the housing objectives of the Authority is to increase the provision of affordable homes. As this land is technically within open countryside, the Affordable Housing Memorandum of Understanding needs to be considered. But the site so closely abuts the settlement boundary and, given the housing land supply shortage, it is appropriate to adopt the approach outlined in para 3.1 of the AMOU where the threshold of sites required to generate affordable housing is 3 units. Therefore, this dwelling is not reasonably required to be affordable.

4. ASSESSMENT

- 4.1 An assessment of the characteristics of the site has been undertaken. The curtilage of Whitecroft divides roughly into three, with the existing house to the east, an unsuitable marshy area with trees to the north, and an open area with outbuildings to the south west. A line of trees on part of a former boundary across the site helps to define this area and creates a plot of about 0.16 ha suitable for a dwelling. There is an overhead electricity line along part of the western boundary which will be avoided.
- 4.2 Whitecroft has a boundary with the settlement development of the village to the northwest. There is direct connection into the village fabric via a direct footpath along Heys Brook or via Pendle Avenue, and also via Kaley Lane and Victoria Avenue, so it has a very sustainable location.
- 4.3 The size and location of relevant trees has been surveyed. The chosen location avoids all the mature trees. The proposed building is demonstrably outside the zone of influence of the mature trees which adjoin the site. Two small multi stemmed or self seeded trees will be cleared to create the passing place at the site entrance as recommended by the highway authority, and to allow the house drive to avoid other mature trees. The building can be accommodated within its well screened setting without any detriment to the surrounding trees.

5 USE AND AMOUNT

- 5.1 The development of one house on a piece of land reflects the existing character of Whitecroft and Glencroft adjoining. The amount of development is constrained by the narrow vehicular access and the Highway Authority advise that in principle only one more dwelling is acceptable. To keep development away from boundary trees also inhibits further development. Given these physical constraints the house plot itself is about 0.169 ha. whilst the new and shared drive adds another 0.027 ha. to the red edge.

6 LAYOUT

- 6.1 Approval is sought for the position of the new dwelling which aspects west, as outside the southern site boundary there is a row of tall conifers. An alternative access via the sunken lane to the north has been considered, but we believe that would have a greater external impact by suburbanising the lane which is also a public footpath. Therefore sharing the existing entrance drive has the minimum effect on the character of the area.
- 6.2 The proposed layout creates adequate space between the dwellings at over 30 metres and the footprint occupies an area already hardened by parking and an outbuilding. Access is from the existing drive on the north side of the site and skirts the marshy area to reach the plot avoiding all mature trees. Whitecroft has an informal parking area for several cars. The new layout would provide parking space for up to four cars exclusively for the new house. The layout leaves space for a possible garage to serve the existing house in the future.

7 SCALE

- 7.1 The site is enclosed by trees on virtually all boundaries. There is no aspect out to any other development from within the site and the land lies at a relatively low level compared with the adjoining village. Most of the mature trees are about 15 metres tall. The A59 by-pass embankment to the east is also well wooded so there is no general view into the site. Only a walker on the footpath would see the site close up. The existing dwelling is set up on a plinth of about 1 metre and has a steeply pitched hipped tile roof so it is generally up to the height of a modern two-storey dwelling. However, the new house will be over 30 metres (100ft) away from the

existing in its own parcel of land about 0.16ha in extent and with a ground floor level about 1 metre below the ground floor of the existing house. On a site so well screened there is no character-based requirement for the dwelling to be a bungalow; a two-storey dwelling designed with traditional proportions would be appropriate to this site.

- 7.2 Although this is an outline application permission is sought for a two-storey pitched roof dwelling not exceeding 280 sq m floor area. It is likely to have four bedrooms. The house will be up to 6m high to eaves and 8.5m high to ridge. The spacious and screened setting makes such a structure perfectly suitable for the site. The proposed ground floor level will be that of the existing outbuilding. An accompanying detached garage 6m x 6m with a 30° pitched roof is also proposed as shown on the plan. A new septic tank to serve the house is proposed within the garden area to the north of the house. This will be a Klargestor BioDisc BA as supplied by Kingspan Environmental in the attached details.

8 APPEARANCE

- 8.1 The appearance is reserved for subsequent approval so that the Council can control the appearance to ensure it complies with Policy ENV3. We would expect the facing materials to be the subject of agreement with the Council in the future.

9 LANDSCAPING AND TREES

- 9.1 Any proposed landscaping is reserved for future approval. There are trees around the site which are shown on the existing survey plan where the extent of canopies has been marked. A number of the trees are multi-stemmed. They are not subject to a TPO nor in a Conservation Area. The position of the house and access has been carefully chosen to be outside the zone of influence of those trees, whose canopy has been plotted on the plan, so that the setting of the site remains unaffected.

10 ACCESS

- 10.1 Vehicular access is from the unmade Kaley Lane which although substandard, already serves other residential property so the Highway Authority advise that one more house would be acceptable. To help improve matters a vehicular passing place will be created at the entrance to Whitecroft. Pedestrian access is well

catered for with footpaths going into the village and across the A59 to Worston. The drive to the new house will be in gravel, 4 metres wide running as shown on the submitted plan. There will be space for vehicles to safely turn round within the curtilage of both existing and proposed dwellings

11 FOOTPATH

- 11.1 Public footpath no.12 crosses the curtilage of Whitecroft but is little used because a permissary route around the curtilage has been established and fenced off. All these routes remain unaffected by the development. The proposed house drive crosses the statutory route but that area remains open. Alongside the north eastern boundary of the proposed garden to the new house the path will be defined at 2.5m wide by a post and wire fence.

12. CONCLUSIONS

- 12.1 The proposal to use a garden area on the edge of settlement for one dwelling is acceptable under national planning policy in PPS3 and the Councils Planning Officer has agreed that this is such a sustainable location it can also be accepted under local policies. The site is very well screened by mature trees which are to be retained and the site can accommodate a traditional dwelling without any amenity impact on the area.

Alan D Croston BA(Hons) MRTPI

Consultant

Janet Dixon Town Planners Ltd

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Clitheroe

BB7 1AW

01200 425051

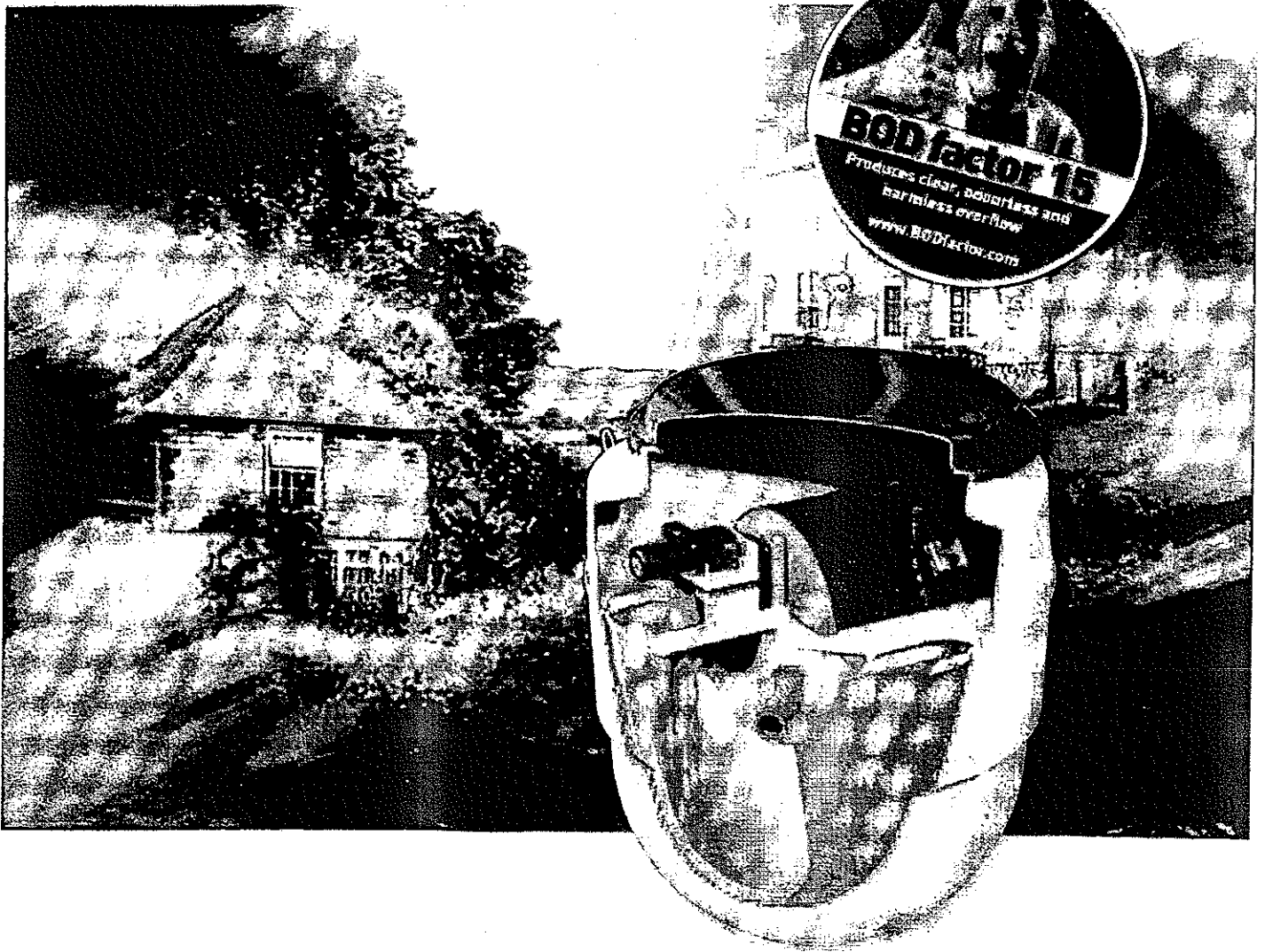
June 2011

Environmental

Certified up to 95%
efficient to European
Performance Standards

Klargester BioDisc® BA-BD

High Performance Package Sewage Treatment Plants
for Residential Applications



Sustainable, Reliable, Affordable



Kingspan®

Klargester BioDisc® BA-BD from Kingspan Environmental

For domestic dwellings without access to mains drainage, the Klargester BioDisc® provides a reliable, efficient and environmentally safe solution to your sewage disposal needs.

It is ideal for locations where discharge is to sub-surface irrigation, or to a suitable watercourse where approved by the Regulator, and where a septic tank will not meet the required standards.

CE Certified to European Standard
EN 12566 - Part B - Annexe B
Performance Tests

In 2005, the Klargester BioDisc® underwent 40 weeks of stringent testing to assess its treatment efficiency as part of Kingspan Environmental's commitment to meet the new European Standard for small treatment plants.

After delivering exceptionally high levels of pollution removal (95%) under varying loads and conditions, the Klargester BioDisc® was awarded its Performance Certificate.

The test report also highlighted:

- The Klargester BioDisc® operates without noise or odour
- Maintenance requirements are low with good access
- No technical or mechanical faults
- Low power consumption at 1.3kw/d - approx 10-14 pence per day*
- Low sludge build up and large storage capacity

Designed for Quality, Reliability and Peace of Mind

Kingspan Environmental has pioneered the development of packaged treatment plant with many thousands of successful installations worldwide. The Klargester BioDisc® is robustly constructed from corrosion free materials, manufactured and performance tested in accordance with BS EN 12566-3 and has been awarded British and Irish Board of Agrément Certification (for BA, BA-X and BB sizes only).

Kingspan Environmental is an accredited company under ISO 9001:2000 quality management systems. Kingspan Environmental offer a range of alarm systems to alert the end user to mechanical failure. The installation of such, will be required under BS EN 12566-3.



Unique Design

The Klargester BioDisc® is the only packaged sewage treatment plant utilising Rotating Biological Contactor technology for small domestic applications.

This process offers inherent cost and performance benefits with a low carbon footprint.

Assured Performance

Klargester BioDisc® is a high performance package treatment plant which, in normal domestic situations, will produce effluent qualities of better than 15mg/l BOD, 25mg/l SS and 15mg/l ammonia.



Low Running Costs

Klargester BioDisc® has the lowest running and maintenance costs of any packaged treatment plant in its class.

The single home unit requires an annual de-sludge only, the motor rating is 50 watts and routine mechanical maintenance is minimal.

Low Lifetime Costs

Lowest running costs combined with the quality and durability of the equipment - particularly the drive motor which has a considerably longer service life than the pumps and blowers fitted to competitive units - all add up to a significantly lower lifetime cost for the Klargester BioDisc®.



Process Stability

The Klargester BioDisc® is recognised for its process performance. This is further enhanced by Kingspan Environmental's unique Managed Flow System, which ensures optimum performance by smoothing peak flows and buffering biological loads over the whole working day.

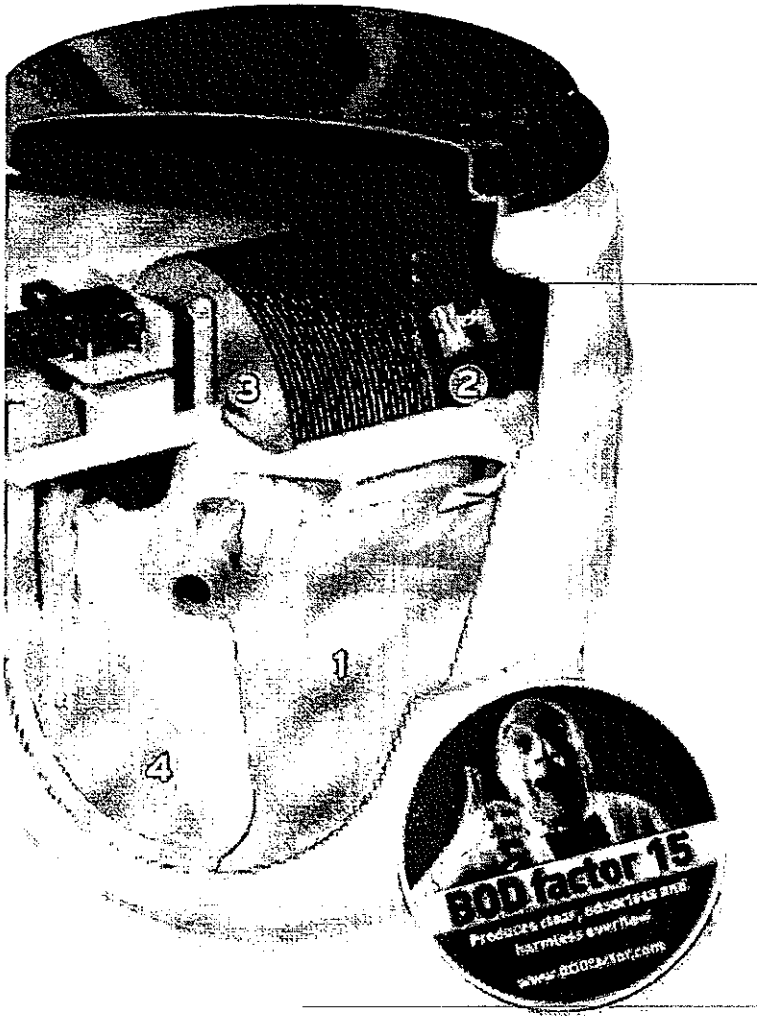


Low Profile Covers

Access for service and maintenance is provided via a durable unobtrusive cover at ground level.

* BA model BioDisc® - prices subject to local supplier.

High Performance Package Sewage Treatment Plant



How the Klargester BioDisc® Works

Central to the operation of each Klargester BioDisc® is the Rotating Biological Contactor (RBC), which supports a biologically active film or biomass on to which aerobic micro-organisms, naturally found in sewage become established. Natural breakdown of sewage can then occur as described below

The Breakdown Process

Wastewater and sewage flows into the primary settlement zone ① where solids are settled out and retained. This accumulated sludge should be drawn out periodically.

Partially clarified liquor containing fine suspended solids flows upwards into the first stage Biozone ② for breaking down by micro-organisms on the RBC. Suspended solids return to the primary settlement zone and the liquor is transferred to the second stage Biozone ③ for further treatment.

Any solids remaining are settled out in the final settlement tank ④. The very high effluent quality is discharged to a watercourse.

Rotating Biological Contactor (RBC)

The RBC comprises banks of vacuum formed polypropylene media supported by a steel shaft. This is slowly rotated by a low energy consumption electric motor and drive assembly.

Note: The Klargester BioDisc® is designed to deal with normal domestic sewage. If the sewage is likely to contain unusual substances, please consult Kingspan.

Dispersal

Subject to relevant authorities consent and site conditions, the plant discharge can be a watercourse or to a drainage field.

Standard Invert Options

Three standard drain invert level options are available from stock to match the site topography and where applicable, minimise the excavation depth. The Klargester BA, BA-X and BB BioDisc® are available with an integral pump to move effluent from point of treatment if site level demands.

Nationwide Availability

Kingspan Environmental products can be sourced from your local builders merchant or through local pollution control specialists.

Klargester BioDisc® BA-BD from Kingspan Environmental

Specification

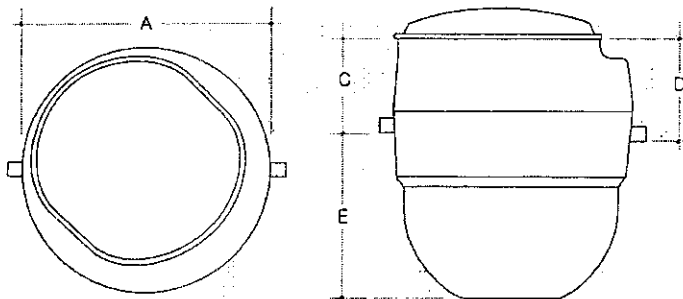
Unit Size	* Single House		Multiple Houses		
	BA	BA-X	BB	BC	BD
Population Equivalent	1 house up to 4 bedrooms	1 house up to 7 bedrooms	2 houses up to 8 bedrooms	3 houses up to 12 bedrooms	4-5 houses 15-16 bedrooms
Overall Diameter / Width (A) mm	1995	1995	1995	2450	2450
Overall Length (B) mm	-	-	-	-	3340
Standard Drain Invert Inlet (C) mm	750*	750*	750*	600†	600†
Standard Outlet (D) mm	835	835	835	685	685
Depth from Invert to Base (E) mm	1400	1400	1400	1820	1820
Pipework Diameter (mm)	110	110	110	110	110
Sludge Storage Period (approx)	12 months	9 months	6 months	7 months	6 months
Standard Power Supply	Single phase	Single phase	Single phase	Single phase	Single phase
Motor Rating	50W	50W	50W	75W	75W
Weight (tonnes) standard units	0.388	0.418	0.418	0.650	1.100

Applications which include waste disposal units will require special sizing. Please consult Kingspan Environmental.

* Optional invert depths of 450mm and 1250mm are available. † Optional invert depth of 1100mm is available

** Optional integral pump available in BA, BA-X and BB models

BioDisc® BA, BA-X, BB and BC

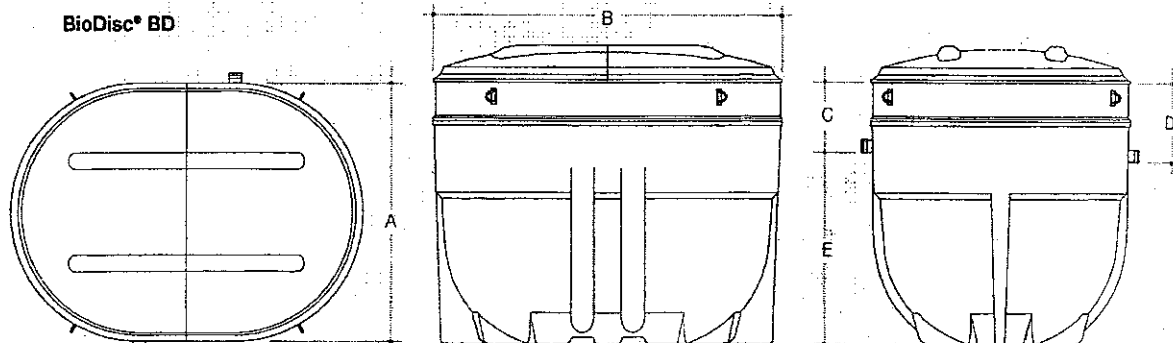


Sizing Your Treatment Plant

The above table is a general guide to selecting the correct Klargester BioDisc® for your property but, with many variables to consider, it is essential to obtain an accurate assessment.

We are pleased to offer professional advice by adhering to British Water's sizing criteria published in their guidance booklet *Flows and Loads*. By following this best-practice Kingspan Environmental will ensure you are installing the most suitable Klargester BioDisc® model to serve your needs.

BioDisc® BD



Quick and Easy to Install

Supplied as a complete palletised unit with lifting and lowering fixings, the Klargester BioDisc® is ready for installation on a suitably prepared site. The unit should be stabilised in concrete and the back fill completed with concrete.

We can provide an installation service through our network of Approved Installers and full details are provided in our comprehensive installation instructions covering all site conditions. Additional technical information sheets are available on the Klargester BioDisc® process, siting, installation, effluent disposal and other specific topics.

Please contact Kingspan Environmental for further information.

Hiab Off-loading

Kingspan Environmental can provide on-site mechanical off-loading, if required (subject to location, please enquire).

Complete Monitoring and Control

Kingspan Environmental's high-tech control panel features an alarm and digital read-out display, providing the homeowner with an immediate alert should any problem occur.

The control panel ① is able to communicate the nature of any fault, including loss of disc rotation*, pump failure*, or power failure. The display will inform the householder, or maintenance representative on site via a digital display and fault code.

The system also features a highly visible external beacon ② (optional) as a primary warning.

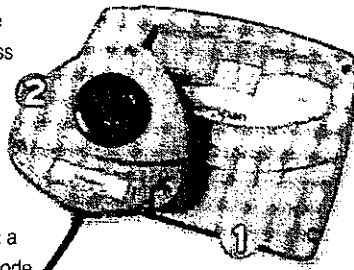
The control panel has a facility for telemetry to be fitted (supplied by others) to enable remote fault diagnosis by service engineer.

Alarms are now required for sewage treatment plants in the event of a power failure.

EN 12566-3 Section 6.0 para 6.1.1 states:

"Plants shall be provided with an alarm to indicate operational failure (for example electrical, mechanical or hydraulic failure). The manufacturer shall indicate which kind of failure is detected with the alarm."

Optional sensor fittings.



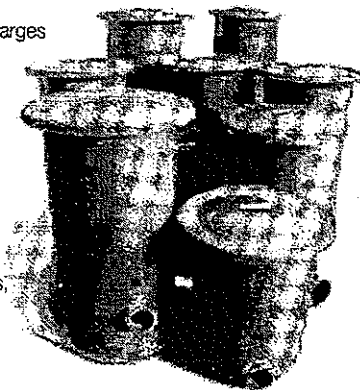
The new control and alarm panels offer a range of features and benefits including:

- Digital display with fault code to speed up fault diagnosis
- Rapid wiring installation
- Facility for optional telemetry to be fitted
- Flasher beacon available if required (optional)

Sample Chambers

When a treatment plant discharges into a watercourse, it is a regulatory requirement to have a sampling point so that the effluent quality can be periodically checked by regulatory bodies.

Available to suit all outlet depths of our standard ranges, a Kingspan Environmental sample chamber provides the solution, enabling both quick installation and easy access for accurate and convenient effluent testing.



Solutions for All Your Off-mains Needs

Kingspan Environmental has a sewage treatment solution to meet a wide range of requirements, from single house treatment plants to larger industrial/commercial and community developments:

- Individual houses (of all sizes)
- Off-mains developments of various sizes (housing, commercial, industrial)
- Offices and commercial properties
- Upgrading existing septic tank systems

If you already have a septic tank and would like to upgrade to a sewage treatment plant we can meet your requests.

The company has the expertise and experience in upgrading to biological treatment plants and has a network of Certified Installers that can carry out the work effectively and efficiently.

If you must pump sewage to the mains, we can supply you with a pump station to meet your requirements. Please contact Kingspan Environmental for further details.

Subject: RE: RE - Pre-Application Meeting Request
Date: Thu, 21 Apr 2011 16:19:07 +0100
From: Graeme.Thorpe@ribblevalley.gov.uk
To: markwalkeruk@hotmail.co.uk; liz.parker@lancashire.gov.uk

320110458 P

Dear Mr Walker,

Following the receipt of formal comments from my colleague in Planning Policy, Diane Cafferty, and my discussions earlier today with the County Highways Officer, Martin Nugent, I can now provide you with the following advice

As discussed, the site falls within land outside of (but immediately adjacent to) the Chatburn settlement boundary and is therefore designated as Open Countryside (Policy ENV3 and Policy G5). The proposal is for the development of one new unit, likely to be a bungalow. Ribble Valley Borough Council is currently unable to identify a 5-year supply of deliverable housing land, with this figure standing at 2.9 years as at 01/10/10 (most up to date monitoring information). Paragraph 71 of PPS3: Housing, states that where LPAs cannot demonstrate an up to date five year supply of deliverable sites they should consider favourably planning applications for housing having regard to the policies in PPS3 including the considerations in paragraph 69.

Paragraph 69 states that in deciding planning applications, Local Planning Authorities should have regard to:

- achieving high quality design,
- ensuring developments achieve a good mix of housing
- the suitability of a site for housing, including its environmental sustainability,
- using land effectively and efficiently; and
- ensuring the proposed development is in line with planning for housing objectives

Bullet point 3 above relates to the need for Local Planning Authorities to have regard to the suitability of a site for housing, including its environmental sustainability. The site is closely related to the main built up area of Chatburn and is closely related to local amenities and services. Although no longer designated as Previously Developed Land (PPS3 June 2010), in light of the lack of a five year land supply, the use of the garden land in this instance, which is extensive, ensures that land is used effectively and efficiently, as set out in bullet point 4. It is considered that (on the information received to date) in principle, the proposals meet paragraph 69, of PPS3 criteria.

In relation to local planning policy, Policy ENV3 of the Districtwide Local Plan requires that any development must be in keeping with the character of the landscape area and reflect local vernacular scale, style, features and building material. However, without further detailed plans to assess, I cannot comment further at this stage, but I would envisage that an appropriate design could be achieved.

In relation to ensuring the proposed development is in line with planning for housing objectives the level of affordable housing provision on the site needs to be considered. The Affordable Housing Memorandum of Understanding (AMOU), which is a material planning consideration, is intended to be both complementary with and supplemental to the relevant policies contained within the Districtwide Local Plan with the later clearly placing the site within Open Countryside (Policy ENV3, G5) where Policy G5 would require development to be 100% affordable. However as stated above the site is closely related to the Chatburn settlement boundary and in such an instance, having regard to the current 5 year housing land supply and requirements of PPS3, the Council would adopt the approach outlined in paragraph 3.1 of the AMOU, i.e. *in all other locations in the borough [not Clitheroe or Longridge], on developments of 3 or more dwellings (or sites of 0.1 hectares or more irrespective of the number of dwellings) the Council will seek 30% affordable units on the site.* This approach is taken because of the particular location of the site in relation to the identified settlement boundary. As the number of dwellings proposed falls below the 3 dwelling threshold, the Council does not require the unit to be affordable.

On the information submitted to date it is considered that if the additional information requested above can be provided then the proposals have the potential to meet the PPS3 (Para 69) criteria and the relevant DWLP policies.

With regards to the view from the Highways Officer, he notes that although the access road to the site is substandard, the fact that it is used by vehicular traffic to access residential properties must be considered. On this basis he has no objections in principle to the erection of one additional dwelling off this access road, however the road would need to be improved with provision for a passing place(s) made available at some point on the road/within the entrance to the site. Again further detailed plans will be required before I can comment further.

I hope this advice is useful, but please note, this is an officer opinion only and whilst my comments are made for your information and guidance only, they are without prejudice to any recommendation the Council may make on any subsequent application or the ultimate determination thereof.

Kind regards,

Graeme Thorpe BA (Hons) Dip TP MRTPI |
Senior Planning Officer |
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F: 01200 414487 |
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