



RIBBLE VALLEY
BOROUGH COUNCIL

15 JUN 2011

FOR THE
ATTENTION OF

For office use only

Application No 20110460P

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

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.

1. Applicant Name, Address and Contact Details

Title:		First name:		Surname:	
Company name:	Adand Bracewell Ltd				
Street address:	The Barrons				Telephone number:
	Church Road				
	Tarleton				
Town/City:	Preston				Mobile number:
County:	Lancashire				Fax number:
Country:					Email address:
Postcode:	PR4 6UP				
Are you an agent acting on behalf of the applicant?					
☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Mike	Surname:	Gee
Company name:	Janet Dixon Town Planners Ltd				
Street address:	10A				Telephone number:
	Whalley Road				
Town/City:	Clitheroe				Mobile number:
County:	Lancs				Fax number:
Country:					Email address:
Postcode:	BB7 1AW				mike@jdixontownplanners.co.uk

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

☒ Access ☐ Appearance ☐ Landscaping ☐ Layout ☐ Scale

Please describe the proposal:

Outline planning application for residential development (34 dwellings)

Has the building or works already been carried out?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:		Suffix:	
House name:			
Street address:	Whalley New Road		
	Billington		
Town/City:	Clitheroe		
County:	Lancashire		
Postcode:	BB7 9NW		

Description:

Land to the west of Meadowville Works, Whalley New Road (between Whalley New Road and Painter Wood), Billington

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	372714
Northing:	435678

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):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

First pre-application meeting as above. A number of further pre-application meetings have been held with a range of Council Planning, Housing and other Officers. Other agencies have also been consulted on the submission. See Planning Statement for details. A community consultation exercise has also been carried out. Please see Community Involvement Statement for details.

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:

Space to be made available within property curtilages for storage of recyclable waste and residual waste, bins for Council collection. To be specified at the reserved matters stage

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

☒ Yes ☐ No

If Yes, please provide details:

Space to be made available within property curtilages for storage of recyclable waste and residual waste, bins for Council collection. To be specified at the reserved matters stage

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

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

All materials to be specified at the reserved matters stage. Buildings to be stone / render faced with slate roofs

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

All materials to be specified at the reserved matters stage. Buildings to be stone / render faced with slate roofs

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

All materials to be specified at the reserved matters stage.

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

All materials to be specified at the reserved matters stage.

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

All materials to be specified at the reserved matters stage.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

All materials to be specified at the reserved matters stage.

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

All materials to be specified at the reserved matters stage.

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 application documents and plans

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other	See illustrative layout plans		

11. Foul Sewage

Please state how foul sewage is to be disposed of:

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

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

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

See application documents and plans

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 an appropriate 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

☐ Main sewer

☐ Pond/lake

☐ Soakaway

☒ Existing watercourse

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:

Agricultural grazing land

Is the site currently vacant? ☐ Yes ☒ No

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

17. Residential Units

320110460P

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			24	0	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

24

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			5		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Social Rented Housing Total

5

Intermediate Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			5		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Intermediate Housing Total

5

Overall Residential Unit Totals

Total proposed residential units	34
Total existing residential units	0

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Social Rented Housing Total

0

Intermediate Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Intermediate Housing Total

0

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

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

20. Hours of Opening (continued)

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

01.58

hectares

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 - residential development proposed

Is the proposal for a waste management development?



Yes



No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?



Yes



No

24. 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)



The agent



The applicant



Other person

25. Certificates (Certificate B)**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.

Notice recipient		Date notice served
Name	I F Holgate	14/06/2011
Number:	Suffix:	
Street:	c/o Acland Bracewell Ltd, The Barrons	
Locality:	Tarleton	
Town:	Preston	
Postcode:	PR4 6UP	
Name	C M Holgate	14/06/2011
Number:	Suffix:	
Street:	c/o Acland Bracewell Ltd, The Barrons	
Locality:	Tarleton	
Town:	Preston	
Postcode:	PR4 6UP	
Name	J H Bracewell	14/06/2011
Number:	Suffix:	
Street:	c/o Acland Bracewell Ltd, The Barrons	
Locality:	Tarleton	
Town:	Preston	
Postcode:	PR4 6UP	

Title: First name: Surname:
Person role: Declaration date: ☒ Declaration made

25. Certificates (Agricultural Land Declaration)**Agricultural Land Declaration****320110460P****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.

(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:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Notice recipient		Date notice served
Name:	N/A	
Number:	Suffix:	
Street:		
Locality:		
Town:		
Postcode:		

Title: Mr First Name: Mike Surname: Gee

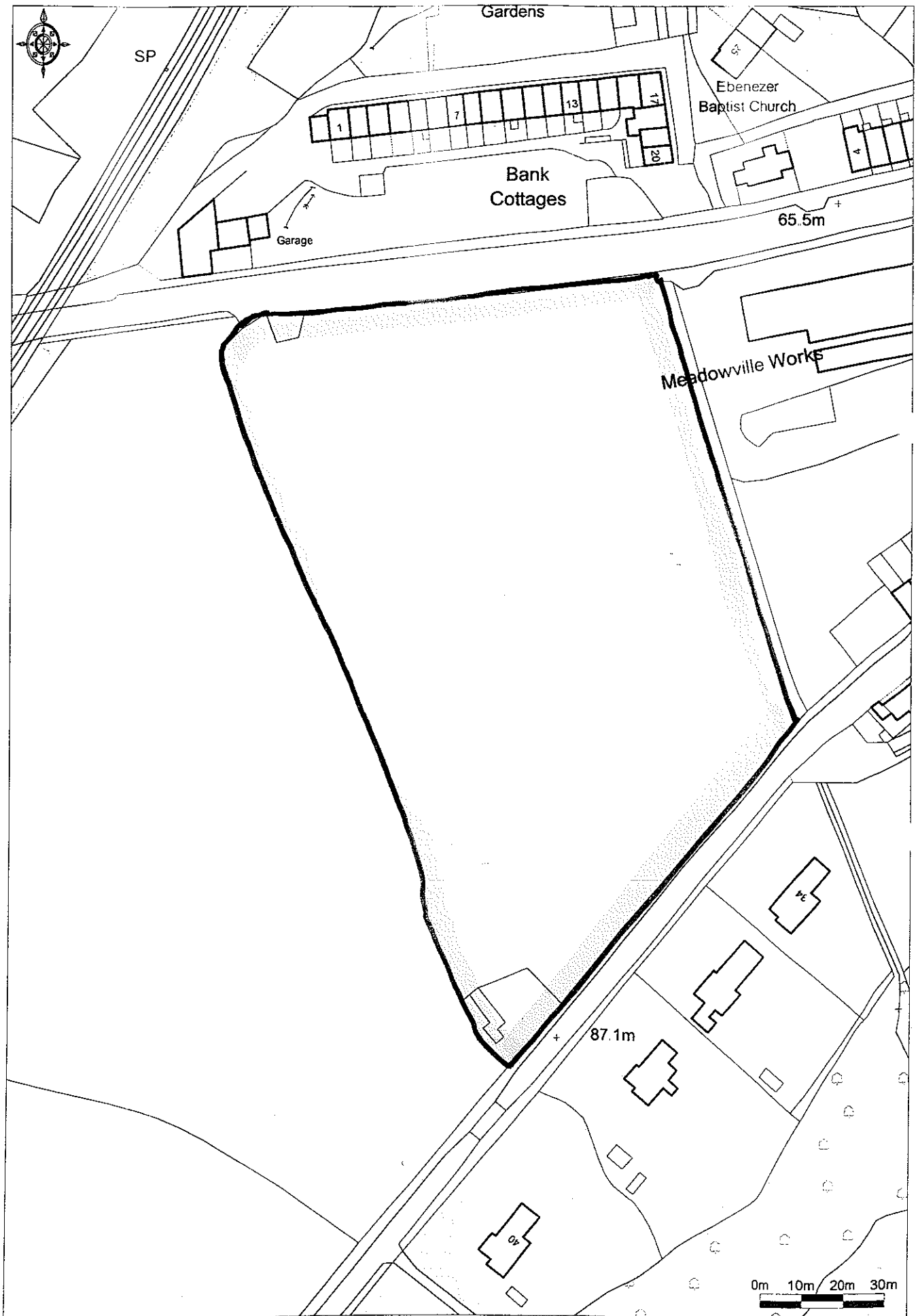
Person role: Agent Declaration date: 14/06/2011 ☒ Declaration Made**26. Declaration**

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



Date: 14/06/2011

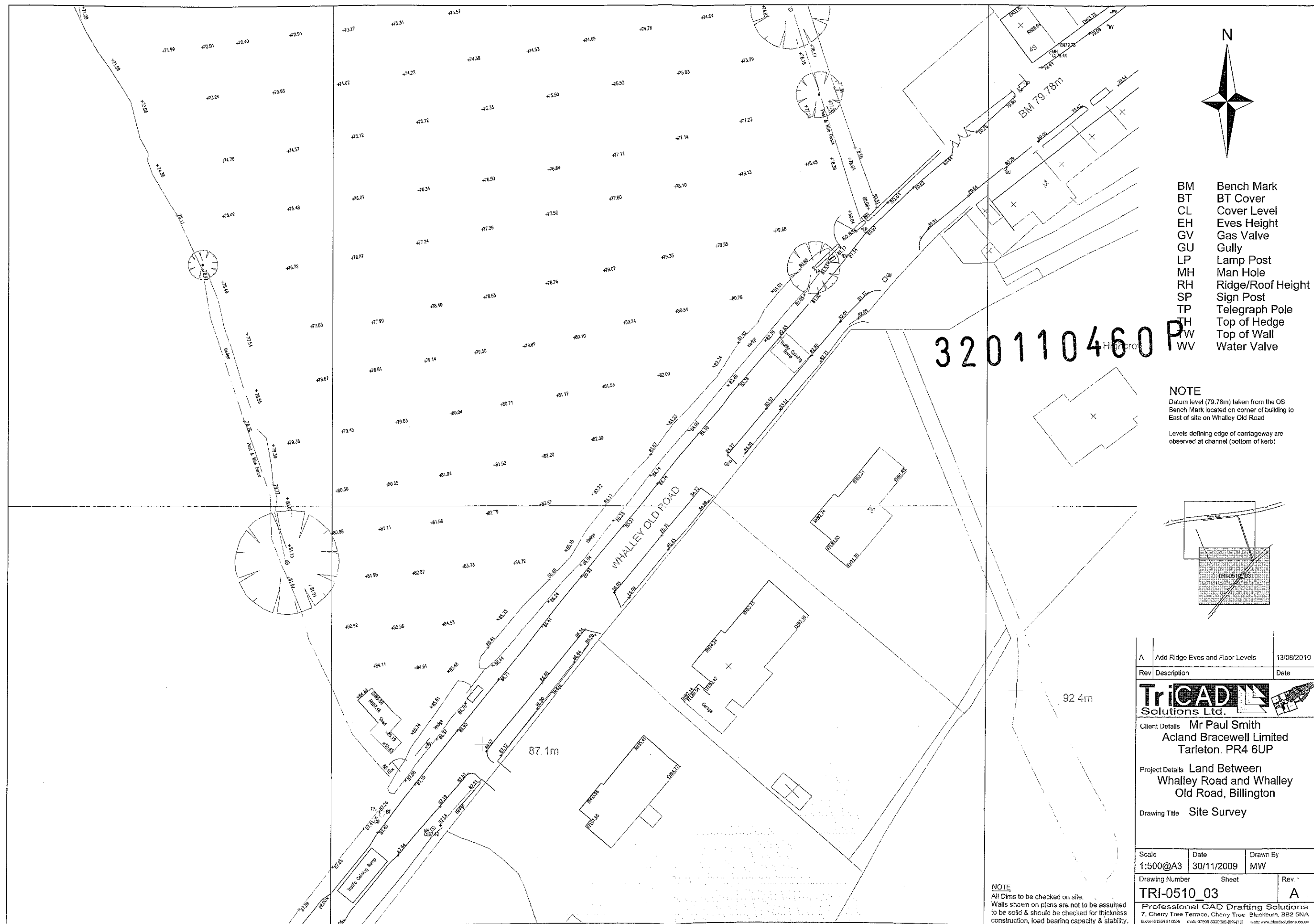
320110460P



Ordnance Survey © Crown Copyright 2010. All rights reserved.
Licence number 100020449. Plotted Scale: 1:1250

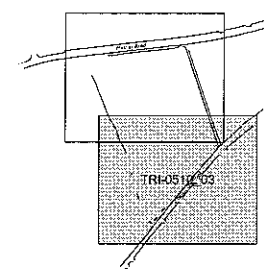
Promap

LOCATION PLAN 1:1250



- BM Bench Mark
BT BT Cover
CL Cover Level
EH Eves Height
GV Gas Valve
GU Gully
LP Lamp Post
MH Man Hole
RH Ridge/Roof Height
SP Sign Post
TP Telegraph Pole
TH Top of Hedge
W Top of Wall
WV Water Valve

NOTE
Datum level (79.78m) taken from the OS
Bench Mark located on corner of building to
East of site on Whalley Old Road
Levels defining edge of carriageway are
observed at channel (bottom of kerb)



A	Add Ridge Eves and Floor Levels	13/08/2010
Rev	Description	Date
TricAD Solutions Ltd.		
Client Details Mr Paul Smith Acland Bracewell Limited Tarleton, PR4 6UP		
Project Details Land Between Whalley Road and Whalley Old Road, Billington		
Drawing Title Site Survey		
Scale 1:500@A3	Date 30/11/2009	Drawn By MW
Drawing Number TRI-0510_03	Sheet	Rev. A
Professional CAD Drafting Solutions 7, Cherry Tree Terrace, Cherry Tree, Blackburn, BB2 5NA Tel: 01524 814605 Mob: 07959 0322681 Fax: 01524 814606		

NOTE
All Dims to be checked on site.
Walls shown on plans are not to be assumed
to be solid & should be checked for thickness
construction, load bearing capacity & stability.

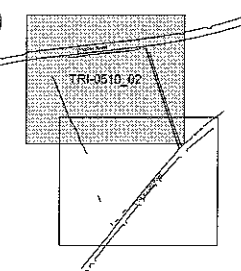


- BM Bench Mark
- BT BT Cover
- CL Cover Level
- EH Eves Height
- GV Gas Valve
- GU Gully
- LP Lamp Post
- MH Man Hole
- RH Ridge/Roof Height
- SP Sign Post
- TP Telegraph Pole
- TH Top of Hedge
- TW Top of Wall
- WV Water Valve

NOTE
Datum level (79.78m) taken from the OS
Bench Mark located on corner of building to
East of site on Whalley Old Road

Levels defining edge of carriageway are
observed at channel (bottom of kerb).

320110460P



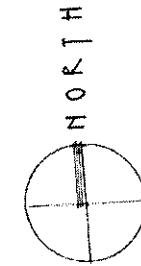
A	Add Ridge Eves and Floor Levels	13/09/2010
Rev	Description	Date
TriCAD Solutions Ltd.		
Client Details Mr Paul Smith Acland Bracewell Limited Tarleton. PR4 6UP		
Project Details Land Between Whalley Road and Whalley Old Road, Billington		
Drawing Title Site Survey		
Scale 1:500@A3	Date 30/11/2009	Drawn By MW
Drawing Number TRI-0510_02	Sheet	Rev A
Professional CAD Drafting Solutions 7, Cherry Tree Terrace, Cherry Tree, Blackburn, BB2 5NA Tel: 01754 614266 Fax: 01754 614267 Email: info@tricad.co.uk Website: www.tricad.co.uk		

NOTE
All Dims to be checked on site
Walls shown on plans are not to be assumed
to be solid & should be checked for thickness
construction, load bearing capacity & stability.

Whalley Road, Billington



General notes:
do not scale the drawing.
all dimensions to be checked on site prior to commencement of work and any
discrepancy shall be immediately reported and resolved prior to work commencing.
this drawing is to be read in conjunction with all relevant drawings and
specifications relating to the job whether or not indicated on the drawing.
copyright reserved to mck associates ltd. and this drawing may not be used or
reproduced without prior written consent.



320110460P

B 01/06/11 CA 5 No Flats Removed
1:100 1:100 1:100

Acland Bracewell

mck associates limited
architecture • building surveying • project management

Cumbria, Wilt. • 40 Watling Street Road • Farnham • Surrey • GU14 7JL
tel: 01753 774510 fax: 01753 774511 mck@mckassociates.co.uk

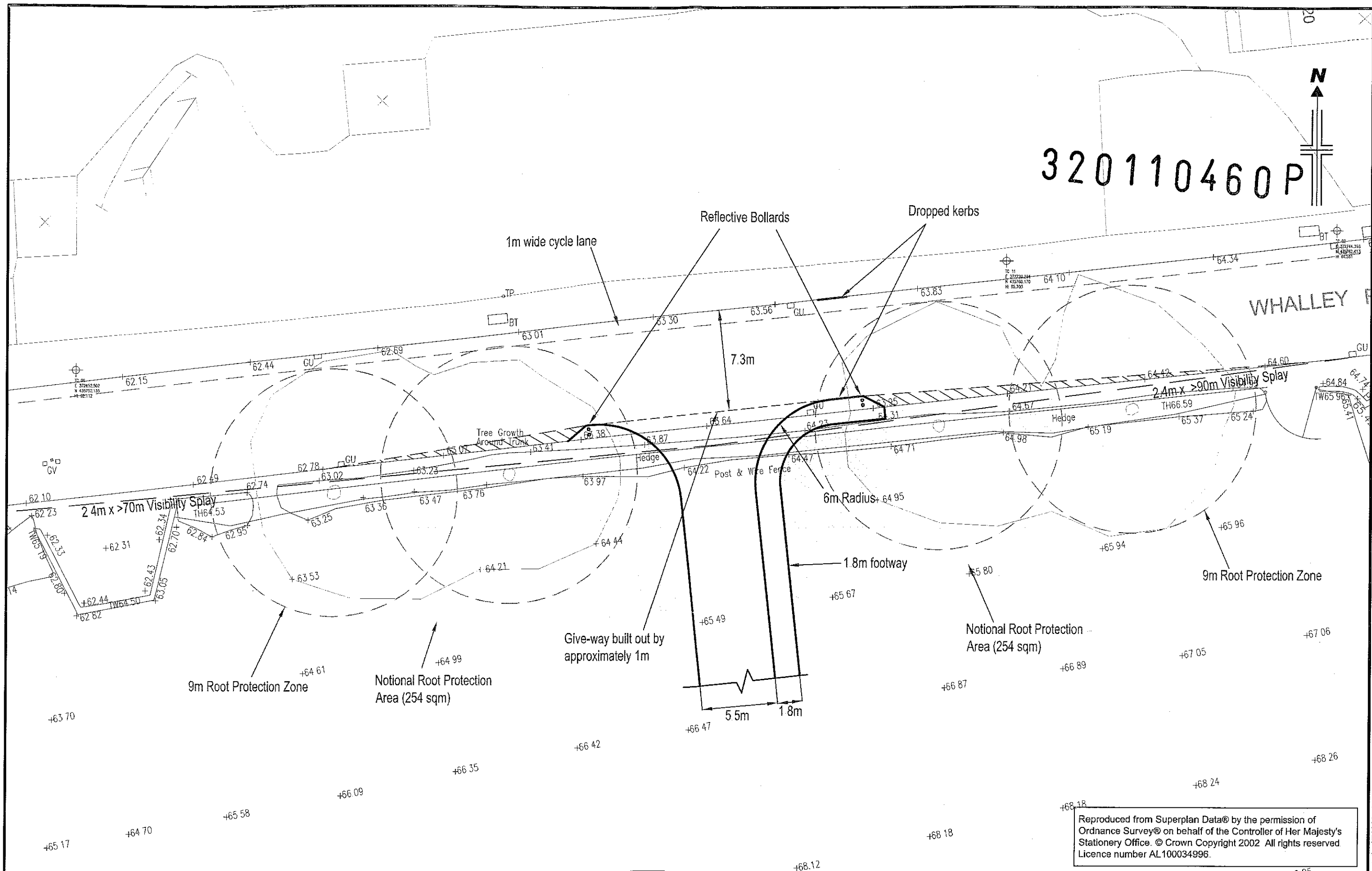
Whalley Road
Billington

Drawing No.
Proposed Masterplan

Scale: 1:500 Date: JULY 10
Drawn: [signature] Checked: [signature]
05/11/10 1001 B

A1 PLANNING

Proposed Masterplan



www.psadesign.co.uk
mail@psadesign.co.uk

PSA
DESIGN

engineering your environment
CIVIL STRUCTURAL GEOTECHNICAL TRANSPORT

PSA Design
The Old Bank House
6 Berry Lane, Longridge
Preston, PR3 3JA
Tel. 01772 786066
Fax. 01772 786265

Client	Acland Bracewell Surveyors Ltd
Job	Whalley New Road, Billington
Title	Proposed Access Arrangement

Drawn	GS	Date	6th Dec 2010
Check		Scale	1:250 @ A3
Appr.			

Drwg No.
T1269/02

Rev.

A B C