



RIBBLE VALLEY
BOROUGH COUNCIL

17 JUN 2011

FOR THE
ATTENTION OF

For office use only

Application No:

Date received

Fee paid £

Receipt No:

320110474P

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

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council'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:	C/O	First name:	G. KRICHT
Last name:	NORTH WEST POLICE		
Company (optional):	BENEVALENT FUND.		
Unit:	House number:	House suffix:	
House name:	ST MICHAELS LODGE		
Address 1:	NORTHCOTE ROAD.		
Address 2:			
Address 3:			
Town:	LANCASHIRE		
County:			
Country:			
Postcode:	BB6 8BE.		

2. Agent Name and Address

Title:	M.R.	First name:	STEPHEN
Last name:	BIALECKI		
Company (optional):	S.J. BIALECKI LIMITED.		
Unit:	House number:	House suffix:	
House name:	ROSEDALE		
Address 1:	BACK LANE		
Address 2:	GRINDLETON		
Address 3:			
Town:	CLITHEROE		
County:			
Country:			
Postcode:	BB7 4RZ		

3. Description of the Proposal

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

CHANGE OF USE OF LAND EXTENDING AMENITY
SPACE FOR THE PURPOSE OF REHABILITATION
OF INJURED AND INFIRM POLICE OFFICERS.

- See attached sheet for altered description

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):

(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):

(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: ST MICHAELS LODGEAddress 1: NORTHCOLE ROAD.Address 2: LANEHO.Address 3: Town: County: Postcode (optional): BB6 8BEDescription 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:

GRAHAM THORPEReference: Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

Site visit**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 ☒ NoIs a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ NoAre there any new public roads to be provided within the site? ☐ Yes ☒ NoAre there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ NoDo 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 CollectionDo the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

If Yes, please provide details:

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

If Yes, please provide details:

8. Neighbour and Community ConsultationHave you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

If Yes, please provide details:

9. Council Employee / MemberIs the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

10. 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	Drawing references if applicable
Walls			☒	☐	
Roof			☒	☐	
Windows			☒	☐	
Doors			☒	☐	
Boundary treatments (e.g. fences, walls)	NONE	POST AND RAIL STOCK FENCE	☐	☐	
Vehicle access and hard-standing			☒	☐	
Lighting			☒	☐	
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:

DRAWING NO. 7007 HB
DESIGN & ACCESS STATEMENT
TREE REPORT

11. Vehicle Parking

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

N/A.

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

12. 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):

N/A

13. 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

14. Biodiversity and Geological Conservation

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

15. Existing Use

Please describe the current use of the site:

AGRICULTURAL LAND

Is the site currently vacant? ☒ Yes ☐ No

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

AGRICULTURAL LAND

When did this use end (if known)?
 DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following:

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

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment

16. 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 will need to provide a full Tree Survey, with accompanying plan before your application can be determined. 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'

17. 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

18. 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):

19. All Types of Development: Non-residential FloorspaceDoes 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	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees				

21. 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

22. Site Area

Please state the site area in hectares (ha)

0.40 (3800 m²)

23. 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.

24. 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):

25. 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 (General Development Procedure) Order 1995 Certificate under Article 7**

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):

 17/06/11
CERTIFICATE OF OWNERSHIP - CERTIFICATE B**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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 (General Development Procedure) Order 1995 Certificate under Article 7**

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):

25. Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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):

--

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

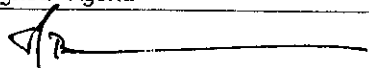
Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

--

Or signed - Agent:


--

Date (DD/MM/YYYY):

17/06/11

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.

3 copies of a completed and dated application form:



The correct fee:



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:



3 copies of a design and access statement:



3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



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



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

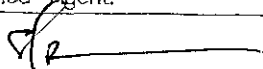
**27. Declaration**

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):

17/06/11

(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: Extension number:

0200 441782 

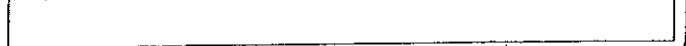
Country code: Mobile number (optional):

 07791676331

Country code: Fax number (optional):

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:

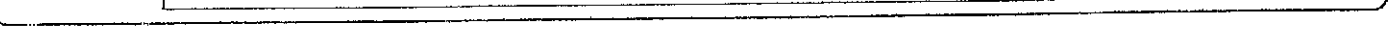
Contact name:



Telephone number:



Email address:

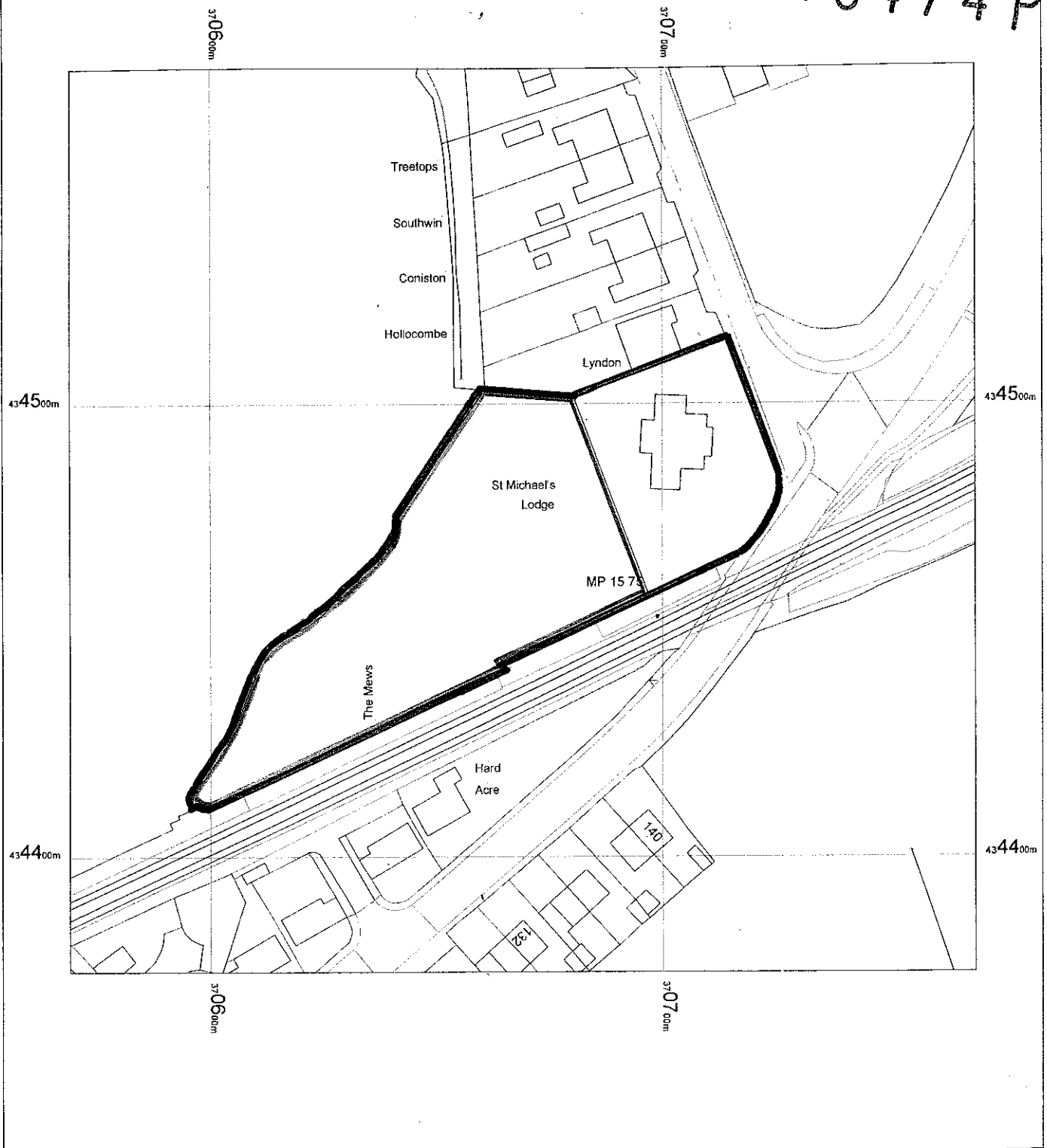


Altered description:

320110474 P

Change of use of land extending amenity space for the purpose of rehabilitation of injured and infirm police officers. Works to include levelling of existing land, construction of footpaths, creation of garden areas, erection of gazebo and water fountain.

320110474 P



OS Mastermap
11 April 2011, ID: BW1-00067544
maps.blackwell.co.uk

1:1250 scale print at A4 Centre: 370669 E 434474 N

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BLACKWELL'S
www.blackwellmapping.co.uk

TEL: 0113 245 2623
maps.leeds@blackwell.co.uk

320110474P

PROPOSED
CHANGE OF USE OF LAND
AT
ST MICHAELS LODGE
NORTHCOTE ROAD
LANGHO

DESIGN AND ACCESS STATEMENT

8/13
12/06/11

320:10474P

PLANNING HISTORY

The building and land within curtilage was the former St Marys Roman Catholic School. In recent times the estate was converted into a hotel until its present use approximately 3 years ago.

SITE DESCRIPTION

The property is located at the junction of Whalley New Road and Northcote Road. The building is single storey, with stone elevations under a blue slate roof. An extension was built to the west (rear) elevation approximately 10 years ago during its hotel period. Following the extension very little land remains to the west boundary.

Curtilage land is tight to the north and east boundaries taken by landscape and vehicular access. Land is more substantial to the south taken by essential car park spaces.

PRESENT USE

The property is owned by the North West Police Benevolent Fund, which is a charitable organisation trading from September 2008.

The home has 10 bedrooms with essential ancillary space such as toilets, kitchen lounge areas, together with a gymnasium and physiotherapy room. All for the purpose of rehabilitation of injured and infirmed police officers.

The facilities provided are a proven success, however full rehabilitation is incomplete because of the lack of essential out – door amenity space.

In this sense we mean space that provides paths and rest areas within landscaped grounds to provide exercise and recreation in the open air.

The charity has recently purchased a piece of farm land triangular in shape joining the west boundary and bounding the north side of Whalley New Road. The northern boundary of the said land is separated from the main by a small meandering stream.

The land has an undulating (rolled) surface but can be deemed relatively flat is separated and disguised from the higher level railway line by a mature stone wall. The land has an area of 0.4 hectares.

SB 18/06/11

320110474P

PLANNING POLICIES

The relevant planning policies are ENV2 G1 and G5.

The proposed site is outside the main settlement boundary of Langho as stated in Policy G5 and would support small scale developments which are essential to the local economy or social well being of the area. The policy goes on to state it must be accepted that the country side is a working area and a source of many Ribble Valley residents livelihoods we are of the firm opinion our proposals shall be properly managed and can be accommodated without harming the basic character of the area.

Relating to Policy G1 landscaping materials shall be sympathetic to the character of the area. The development will not result in the loss of important open space. There shall not be any culverting or alterations of the local water course. The development will be economic in the use of the land. There will be no physical separation from the open country side. Although Policy ENV2 is there to protect the landscape and character of the area immediately adjacent to the Forest of Bowland A.O.N.B., the policy also recognises, regard will be made to the economic and social well being of the area.

sf 18/06/11

3200:0474P

SITE DESCRIPTION OF THE LAND

The land is attached to the west boundary of St Michaels Lodge, separated by a post and rail fence.

The land is triangular in shape with 110.0 and 55.0m legs covering an area of 0.40 hectares. The south boundary has a full length 3.0m high stone wall which separates the British Rail service line. Along the south east corner of the wall there is a fenced off parcel of scrub land approximately 35.0 x 3.0m

Along approximately two thirds of the north boundary is a meandering stream, which then becomes culverted out of land ownership. There are two mature trees central to the north boundary.

Along the north west boundary the land raises in the form of a mound approximately 1.20m above the mean average which is surrounded by Hawthorn scrub. There are further smaller sections of the same scrub between the raised mound and mature trees.

The land has an undulating rolled surface with two differing levels of approximately 0.70m running central and longitudinally but in all sense can be deemed relatively flat.

The land also rises and banked against the south stone wall.

Extreme north east of the land is a 18.0m long brick wall separating 'Lyndon' private property.

SR 18/06/11

320110474P

DESCRIPTION OF PROPOSED DEVELOPMENT

The site shall have a central feature in the form of a water fountain which is deemed therapeutic in rehabilitation terms. The fountain shall be surrounded by a circular seating area with off shoot tangent paths connecting to a principle perimeter path. All paths shall be 1.80m wide.

The perimeter path will circle round the mature trees allowing root protection of at least 6.0m, also circling round the raised ground mound to the west, shrubs shall be planted separating the path from boundaries.

Each footpath shall separate six allotments of land forming garden areas.

Area 1 Shall be grassed forming a lawn

Areas 2,4,5, & 6 Shall be a mixture of flower and shrubbery and beds with intermittent trees

Area 3 Shall have small trees in particular flowering cherry , with an octagonal Gazebo as shown separate.

Each land area shall have timber bench seats located at random covering the whole aspect of the garden.

A comprehensive landscape and planting scheme for flowers , shrubs and trees shall be presented as a condition with the application.

PRINCIPLE DESIGN DETAILS

As previously mentioned and shown on the existing sections the land has shallow undulating levels. All the top soil shall be stripped, followed by grading the land to a flat plane to suit the natural contours . Although designed flat planes shall be created the designed formation will not necessarily be level, but in all sense and purpose shall be deemed level and suitable for rehabilitation access.

The land shall then be drained by a "Herring Bone" system from each garden allotment collectively to wards the stream

Footpaths shall be constructed out of 150mm selected compacted stone on a 'Terram' separating membrane to the ground formation.

SB 12/06/11

320110474P

The stone shall be blinded with 20mm of Granolithic stone to dust providing a compacted sealed hard surface. The footpaths shall be separated from the garden beds by treated timber battens.

Surplus spoil shall be used forming raised flower and shrubbery beds.

The fountain feature shall be out of natural sandstone 1.0m high with a collective lower font 2.0m diameter, allowing sprayed water from the fountain into the font in a full cycle

A timber fence shall be erected along the north boundary providing separation to neighbouring agricultural land.

150 x 100 posts at 1.80m c/cs 1 20 high with 4 100 x 35 rails and stock mesh 400 deep.

S/B 18/06/11

ARBORICULTURIST REPORT

ST MICHAELS LODGE
NORTHCOTE ROAD
LANGHO

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TREES

One tree is a mature Ash (*Fraxinus Excelsior*)

The second tree is mature Elm (*Ulmus Procera*)

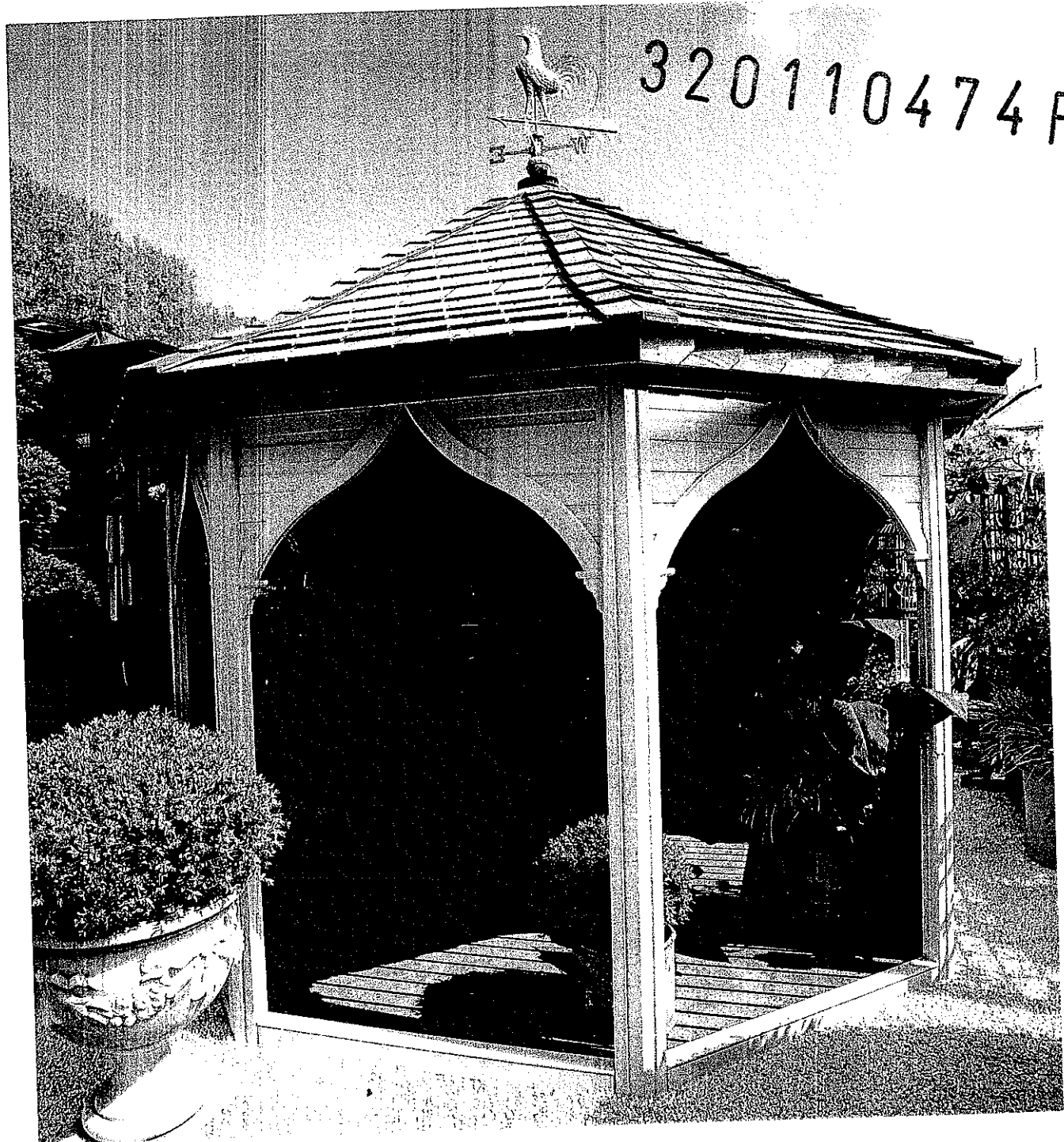
Both trees are approximately 10.00m tall and have a D.B.H. (trunk diameter at breast height) of 0.50m with broad but unbalanced crowns with some branches of up to 8.0m and 6.0m and 6.0m respectively

Both trunks appear sound with principle limbs in good condition, the trees will benefit from some pruning, with light thinning and crown reduction.

The trees appear to have grown quite vigorously over the last year or so considering their root location to the adjacent stream.

The trees are an important aesthetic feature of the area and an asset to the site.

It is proposed no land should be disturbed within 6.0m of the trees and follow construction procedure in accordance with B.S. 5837.



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