



RIBBLE VALLEY
BOROUGH COUNCIL

23 JUN 2011

FOR THE
ATTENTION OF

For office use only

Application No.

Date received **320110497 P**

Fee paid £

Receipt No:

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

Application for Planning Permission.
Town and Country Planning Act 1990

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:	Mr & Mrs	First name:	A	Surname:	TOOTLE		
Company name:							
Street address:	KITCHENS FARM			Telephone number:	Country Code	National Number	Extension Number
	BASHALL EAVES			Mobile number:			
Town/City:	CLITHEROE			Fax number:			
County:	LANCASHIRE			Email address:			
Country:	ENGLAND						
Postcode:	BB7 3NA						
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	JONATHAN	Surname:	HADFIELD		
Company name:	J HADFIELD ENGINEERING/SURVEYING						
Street address:				Telephone number:	Country Code	National Number	Extension Number
	SPRINGS HOUSE				07740	929096	
	CHIPPING			Mobile number:			
Town/City:	PRESTON			Fax number:			
County:	LANCASHIRE			Email address:			
Country:	ENGLAND						
Postcode:	PR3 2GQ				jonathan.hadfield@virgin.net		

3. Description of the Proposal

Please describe the proposed development including any change of use:

ERECTION OF A HOLIDAY COTTAGE INCLUDING STABLING TO BE USED SOLEY FOR HOLIDAY LET USE

Has the building work or change of use already started?

☐ Yes ☒ No

1530082

4. Site Address Details

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

Description:

House: Suffix:

House name: KITCHENS FARM

Street address: TALBOT BRIDGE

BASHALL EAVES

Town/City: CLITHEROE

County:

Postcode: BB7 3NA

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

Easting: 369860

Northing: 444246

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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:

RANDOM COARSE NATURAL STONE

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

NATURAL WELSH BLUE SLATE

9. (Materials continued)

320110497P

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

TIMBER

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

TIMBER

Boundary treatments - description:

Description of *existing* materials and finishes:

WIRE FENCE & HEDGES

Description of *proposed* materials and finishes:

POST & RAIL FENCE, HEDGE

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

GRAVEL

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

TBA

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:

172/201.202

D&A STATEMENT

LOCATION PLAN

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	2	2
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			

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

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 FIELD

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

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

☒ Yes ☐ No

17. Residential Units (continued)

320110497P

Key Worker Housing - Proposed

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

Proposed Key Worker Housing Total

1

Key Worker Housing - Existing

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

Existing Key Worker Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	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

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	3	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:

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?

998 sq metres

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 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 A)

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.

Title: First name: Surname:

Person role: Declaration date: ☒ Declaration made

25. Certificates (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.

(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

Title: First Name: Surname:

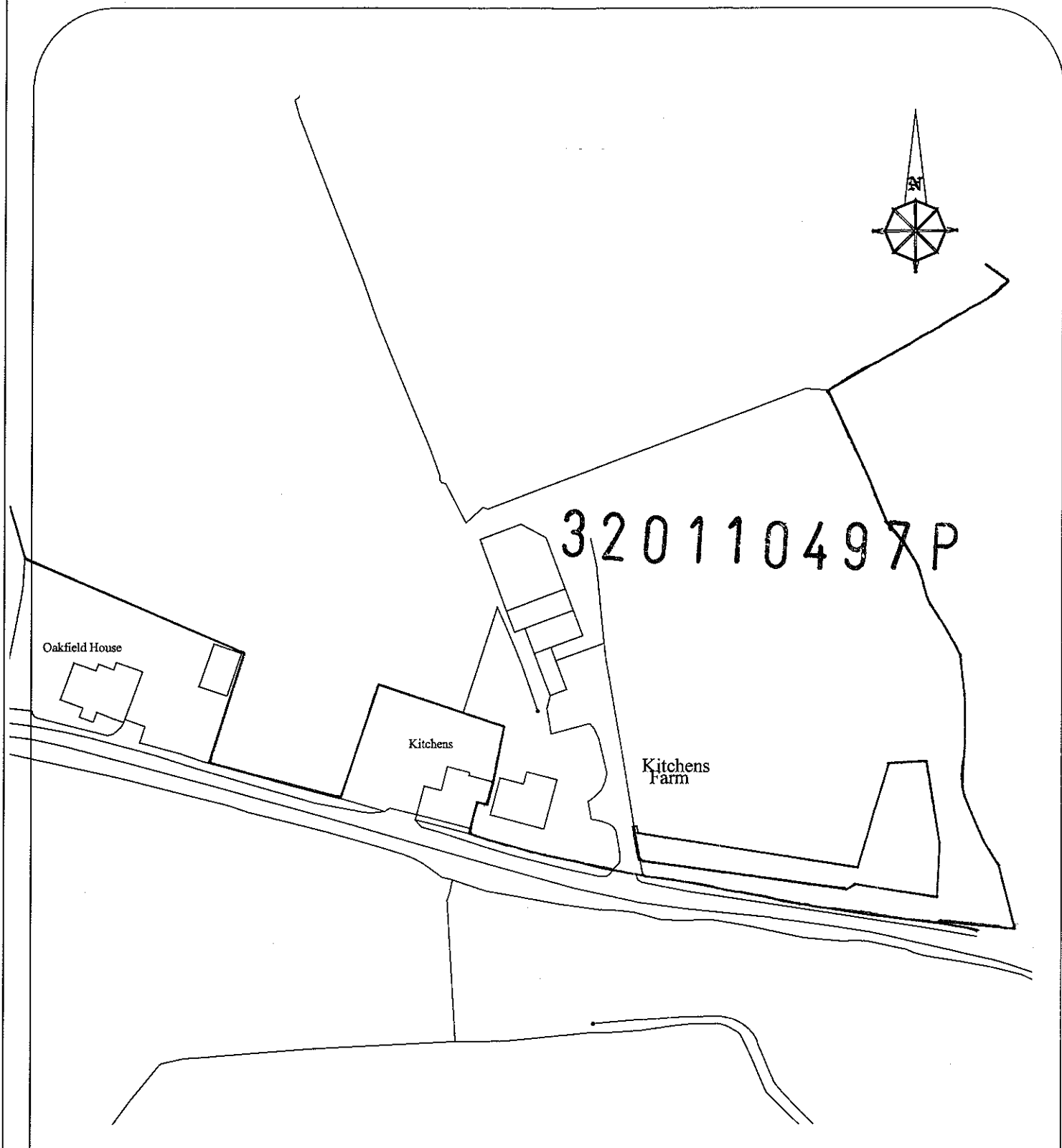
Person role: Declaration date: ☒ Declaration Made

26. Declaration

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



Date



**J.HADFIELD.
ENGINEERING,SURVEYING.**

Springs House, Chipping, Lancashire PR3 2GQ
Tel 07740 929096 Fax 08708 362185

Project Number,
172/lp - R

Date,
Mar/10

Scale,
1:1250

By
JH

Clients Details,
Mr & Mrs A Tootle

Project Details,
Location Plan

Project Address,
Kitchens Farm
Bashall Eaves
Clitheroe

THIS DRAWING IS PROTECTED BY COPYRIGHT IT MAY NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS FOR ANY PURPOSE, WITHOUT GAINING PRIOR WRITTEN PERMISSION FROM J.HADFIELD, ENGINEERING,SURVEYING.

320110497P

25 AUG 2011

FOR THE
ATTENTION OF

Design and Access Statement
The Holiday Cottage, Kitchens Farm, Bashall Eaves.

Use

The use of the cottage is for one or two families to have self-catering accommodation in a peaceful rural setting close to many recreational activities.

Scale & Layout.

The size of the proposed cottage is in proportion to other properties within the locality to accommodate families or groups easily and practically.

The large bedrooms are to allow versatility for double, twin or family arrangements on the first floor. The ground floor has a large open plan kitchen diner with the stairs at the front to allow a good size communal area, with also a more private living room.

Other facilities include a W.C. and practical sized utility / boot room with direct access from outside.

Landscaping

The cottage will not alter the local landscape dramatically, as there is a space in the corner of the field that falls away giving it a secluded setting.

The area around the cottage will be minimal as practicality is required as far as maintaining the surroundings, in fill trees and a hedge will be planted along the boundary. A post & rail fence will section off the plot from the remainder of the field.

Appearance

The appearances of the properties are to be sympathetic with the other properties within the village being of coursed random stone with natural stone quoins and door/window surrounds, construction with a blue slate roof.

Access

The access will be from the existing public highway down a gravel track to the front of the cottage.

The level access will be through the two door at the side and rear of the cottage as these are more practical.