



RIBBLE VALLEY BOROUGH COUNCIL

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

For office use only

Application No

Date received 320110513 P

Fee paid £

Receipt No:

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

Form fields for applicant details: Title (Mrs), First name (Julie), Surname (Whurr), Company name (Lancashire Police Authority), Street address (Police Headquarters, PO Box 77, Saunders Lane), Town/City (Hutton, Preston), County (Lancs), Country, Postcode (PR4 5SB), Telephone number, Mobile number, Fax number, Email address. Includes question: Are you an agent acting on behalf of the applicant? (Yes/No)

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

CHANGE OF USE TO PART FROM SU1 GENERAL TO RESIDENTIAL

Has the building, work or change of use already started? (Yes/No)

4. Site Address Details

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

Form fields for site address: House (70), Suffix (A), House name, Street address (DOWNHAM ROAD, CHATBURN), Town/City (CLITHEROE), County, Postcode (BB7 4AU)

Description:

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

Form fields for grid reference: Easting (377209), Northing (444224)

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

### 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:

This property has already been occupied for residential purposes for many years. Waste is collected in the usual way by the Local Authority.

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

If Yes, please provide details:

As per the local authority domestic waste recycling requirements.

### 8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member

related to a member

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:

Brick with mainly rough cast rendering and smooth render around front door.

Description of proposed materials and finishes:

To remain as existing

#### Roof - description:

Description of existing materials and finishes:

Slate

Description of proposed materials and finishes:

As existing

#### Windows - description:

Description of existing materials and finishes:

UPVc double glazed units

Description of proposed materials and finishes:

As existing

#### Doors - description:

Description of existing materials and finishes:

Timber & Glazed

Description of proposed materials and finishes:

As existing

#### Boundary treatments - description:

Description of existing materials and finishes:

Walls, fences and bushes

Description of proposed materials and finishes:

As existing

#### Vehicle access and hard standing - description:

Description of existing materials and finishes:

Tarmac

Description of proposed materials and finishes:

As existing

**9. (Materials continued)****Lighting - add description**Description of *existing* materials and finishes:

Domestic lighting

Description of *proposed* materials and finishes:

As existing

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

 Yes  No**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	2	2	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	Garage		

**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):

Already connected the property was constructed in 1936

**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:

Vacant

Is the site currently vacant?  Yes  No

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

A residential family home with one room occupied as a Police Office. Change of Use is required for the office to enable it to be incorporated within the remainder of the property.

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

#### 17. Residential Units

Does your proposal include the gain or loss of residential units?  Yes  No

#### 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

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2 Financial and professional services	0.0	0.0	0.0	0.0
A3 Restaurants and cafes	0.0	0.0	0.0	0.0
A4 Drinking establishments	0.0	0.0	0.0	0.0
A5 Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a) Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b) Research and development	0.0	0.0	0.0	0.0
B1 (c) Light industrial	0.0	0.0	0.0	0.0
B2 General industrial	0.0	0.0	0.0	0.0
B8 Storage or distribution	0.0	0.0	0.0	0.0
C1 Hotels and halls of residence	0.0	0.0	0.0	0.0
C2 Residential institutions	0.0	0.0	0.0	0.0
D1 Non-residential institutions	0.0	0.0	0.0	0.0
D2 Assembly and leisure	0.0	0.0	0.0	10.0
Other <b>SUI GENERIS</b>	10.0	0.0	10.0	0.0
<b>Total</b>	<b>10.0</b>	<b>0.0</b>	<b>10.0</b>	<b>10.0</b>

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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**19. Employment**

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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:

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?

409 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:

A residential property

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: Mrs First name: Julie Surname: Whurr

Person role: Applicant

Declaration date: 29/06/2011

 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: Mrs First Name: Julie Surname: Whurr

Person role: Applicant

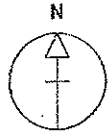
Declaration date: 29/06/2011

 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: 29/06/2011



320110513P  
TITLE NUMBER  
LN23092



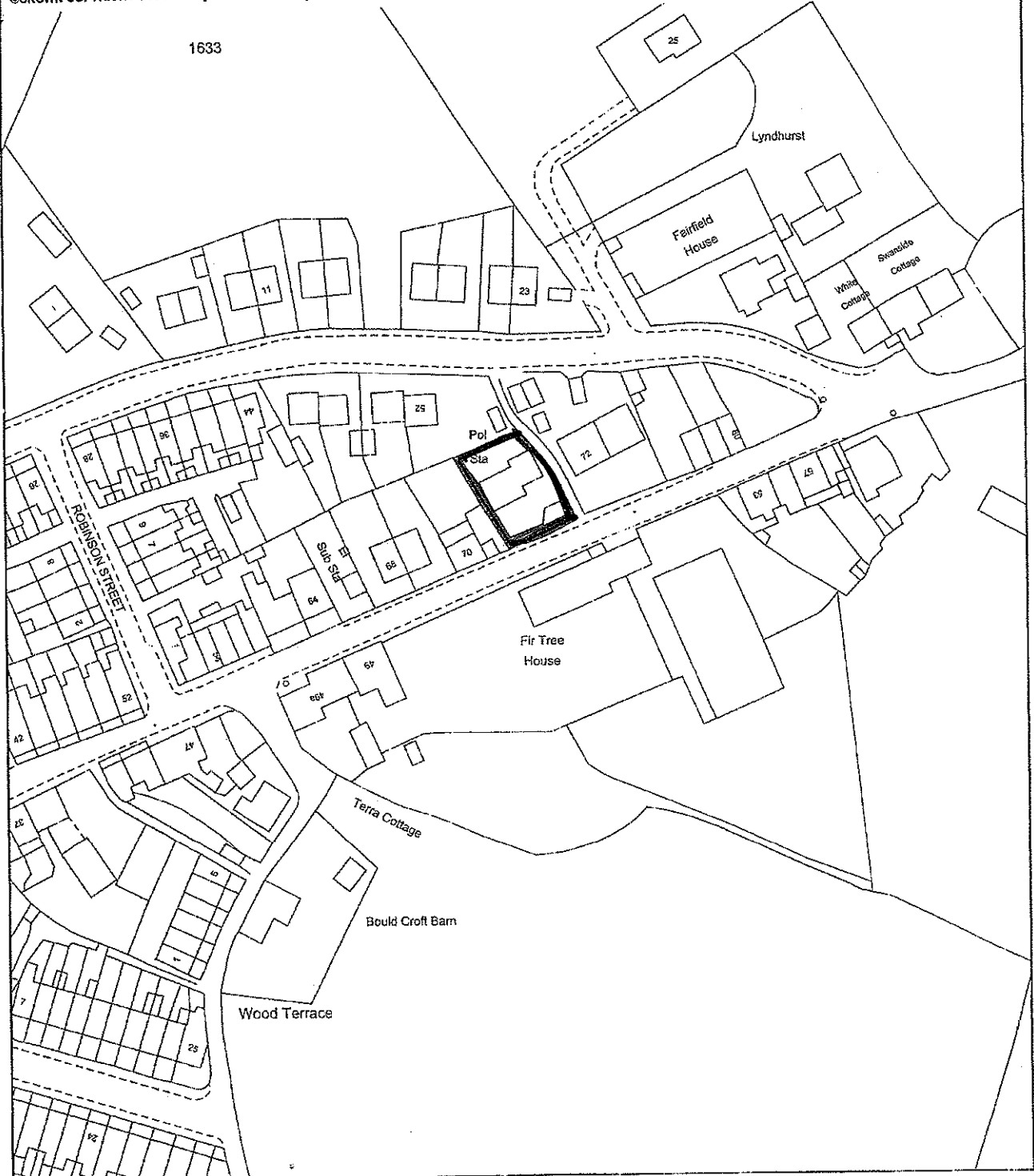
LANCASHIRE : RIBBLE VALLEY

ORDNANCE SURVEY MAP REFERENCE:

SD7744SW

SCALE 1:1250 Enlarged from 1/2500

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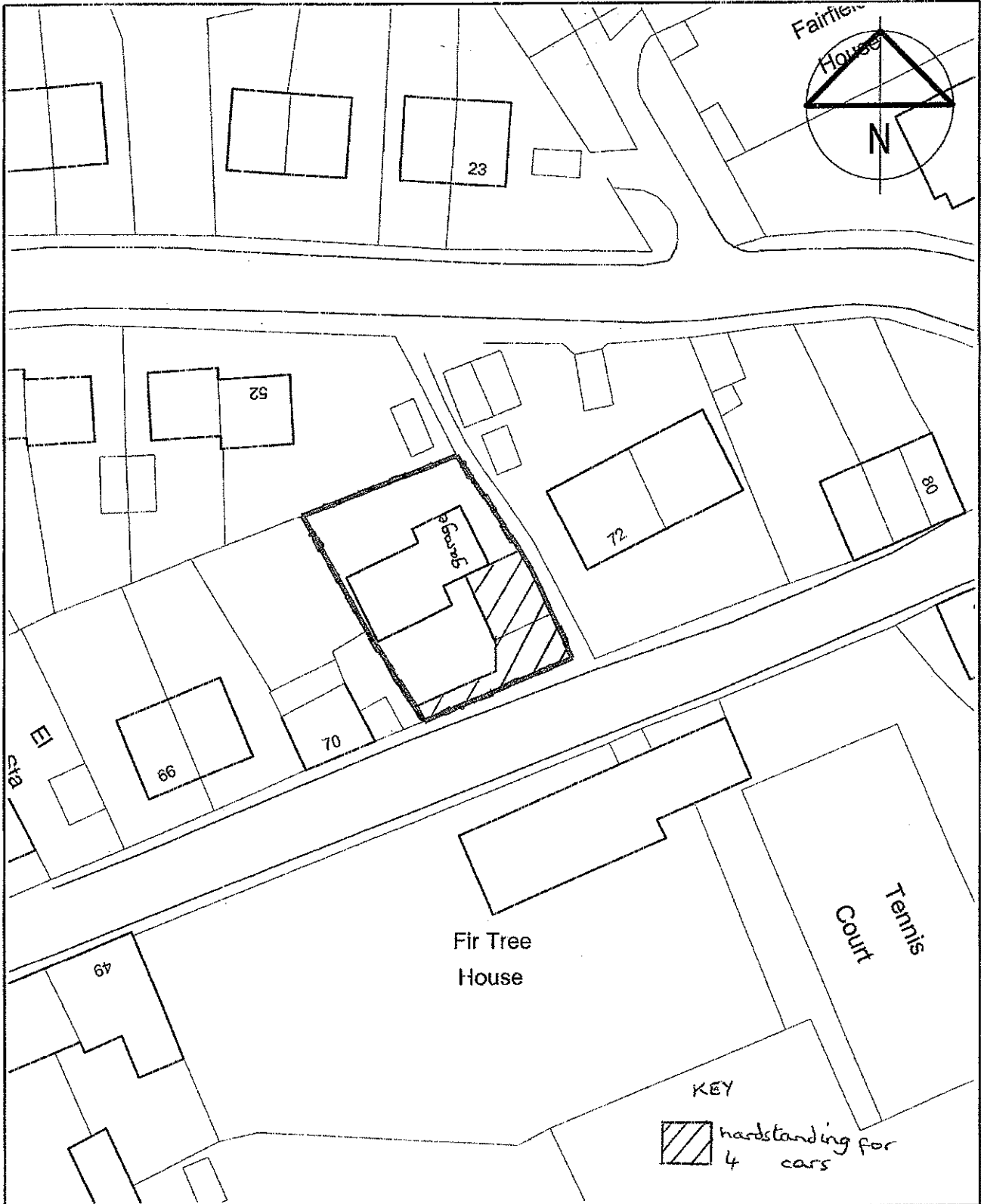
This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - Title Plans.

This official copy shows the state of the title plan on 25 November 2005 at 14:03:44. It may be subject to distortions in scale. Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original. Issued on 25 November 2005.

This title is dealt with by the District Land Registry for Lancashire.



320110513P



**Lancashire Constabulary**



Resources Directorate: Estates

Steve Hodgkinson MRICS  
Property Services Manager

PO Box 77 Saunders Lane  
Hutton Preston PR4 5SB  
Tel: 01772 413606 Fax: 01772 412552

Address:  
Chatburn Rural Beat  
70a Downham Road  
Chatburn  
BB7 4AU

Scale:  
1:500 @ A4  
Drawn:  
steve salvin

Date:  
03.11.2009  
Checked:

Title:  
Location Plan  
Site Area = 408m<sup>2</sup>

Drawing Number:  
044-01-99

**70A DOWNHAM RD, CHATBURN, BB7 4AU****HERITAGE STATEMENT 7<sup>TH</sup> JULY 2011**Location

The whole of Chatburn village is designated a Conservation Area, which includes both listed and unlisted buildings. The subject property is towards the edge of the village in a predominantly residential location, situated on one of the main routes out of the village. There are a variety of properties nearby ranging from traditional stone to 1970's brick construction. Adjacent on the one side is a pair of semi-detached bungalows of a similar age and on the other a detached stone building next to a pair of 1930's semis. It backs on to more modern housing constructed around 1970's.

The property and Its Use

The property is not listed, being a relatively ordinary detached house constructed around 1936 as a 'Rural Beat'.

Rural Beat properties were occupied by the local Police Officer and their family, it's use being mainly residential, with one room set aside as an office in which to carry out Police duties. Thus although the property is already 90% occupied for residential purposes, the presence of the Police Office puts it within the Sui Generis Use Class.

Due to changes in working practices and employment law it is no longer acceptable for officers to be 'on call' and disturbed in their own home, at all times of the day or night, 7 days a week, and the principal of the Rural Beat is no longer sustainable. The property is now surplus to requirements since it can no longer be used for its original purpose. Planning permission is therefore, sought for change of use of the small element of occupation for Police purposes to residential, to match the remainder of the property.

Impact of the Proposal On the Conservation Area

There will be no physical changes either externally or internally to the property. Because it was intended as a family home, it was constructed as a residential property therefore, no construction work for conversion is necessary. The street scene will be unaffected. The only visible difference being there will be no police vehicles or uniformed officer going to and from the property. It will be sold on the open market and occupied solely for residential use by people not connected with the Constabulary. This is in keeping with the existing uses in the locality.

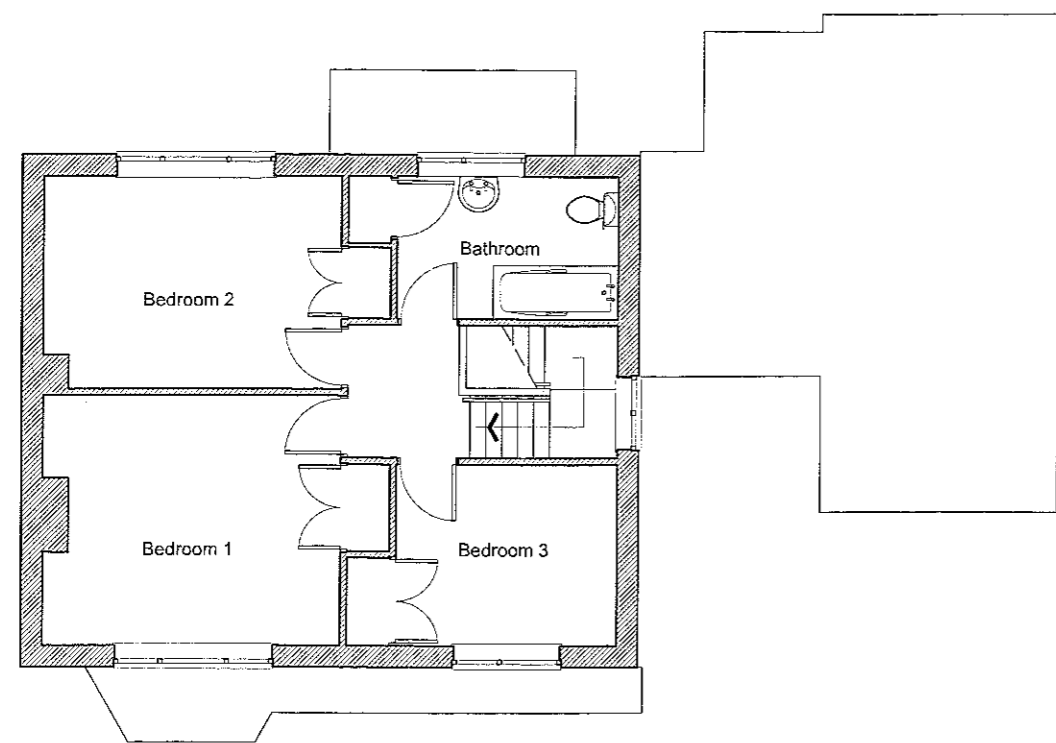


Summary

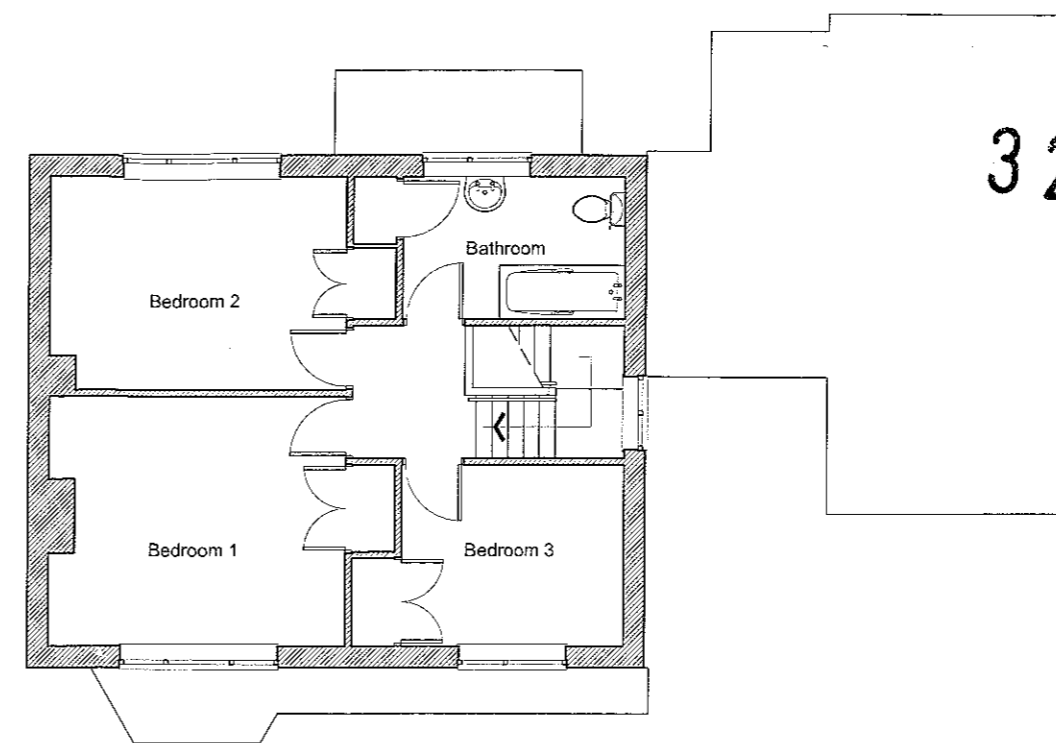
The property will remain as it is but one room will no longer be occupied as a Police Office, it will instead be a third reception room. The street scene will remain unaffected, therefore, there will no impact on the conservation area as a whole.

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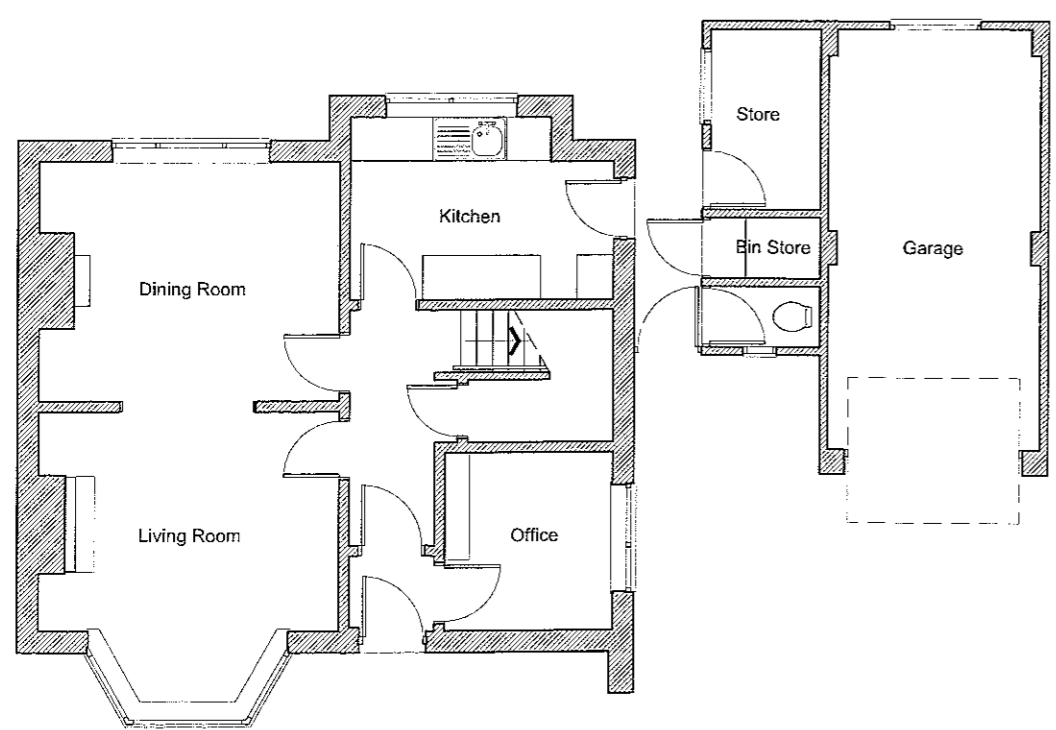
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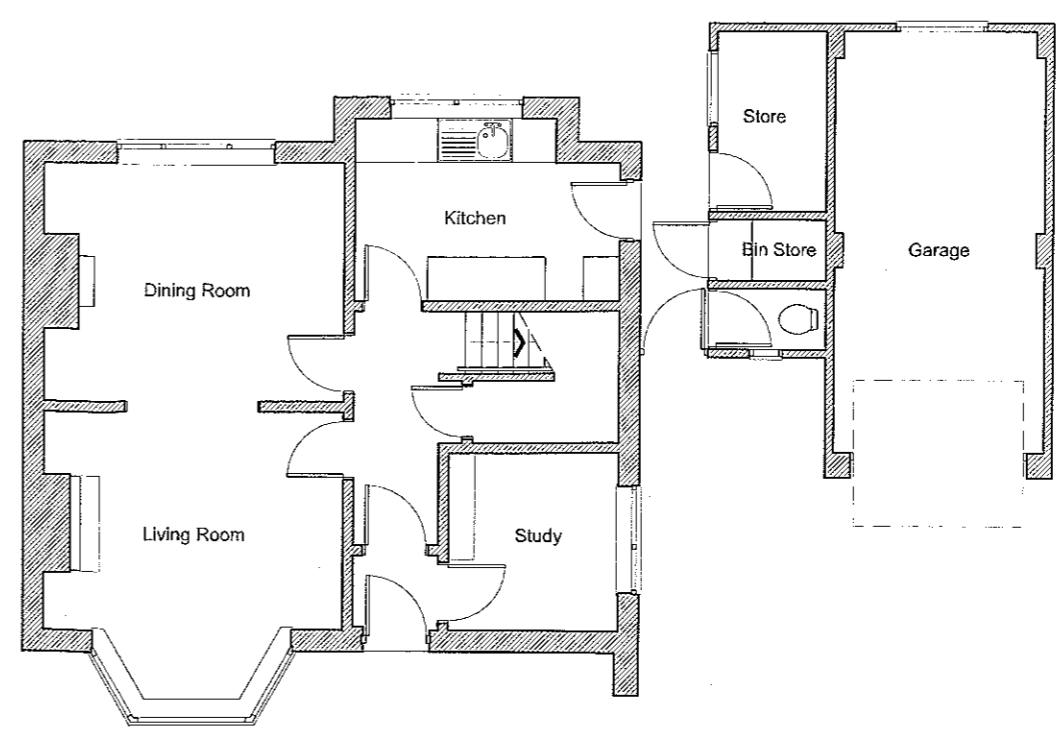
EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

LOCAL AUTHORITY SUBMISSION

**Lancashire Constabulary**

Resources Directorate: Estates

Steve Hodgkinson MRICS  
Property Services Manager

P O Box 77 Saunders Lane  
Hutton Preston PR4 5SB

Tel: 01772 413606 Fax: 01772 412552

Client:  
Eastern Division

Project:  
Proposed Change of Use  
Former Police Rural Beat  
70A Downham Road, Chatburn

Title:  
Development Phase  
Ground + First Floor Layouts  
Existing + Proposed Plans

Scale: 1:50 @ A1 Date: 22.06.2011 Drawn: Millbrook

Drawing Number:  
044-01-00-0213-P-A/001