



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

FOR THE
ATTENTION OF

1 AUG 2011

For office use only
Application No: 320110657P
Date received
Fee paid £
Receipt No:

Application for Planning Permission. 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

1. Applicant Name and Address

Title: MRS First name: MICHELLE
Last name: BAWBER
Company (optional):
Unit: House number: House suffix:
House name: RADCLIFFE FARM COTTAGE
Address 1: LOWER ROAD
Address 2:
Address 3:
Town: LONGBRIDGE
County: LANCS.
Country:
Postcode: PR3 2YL

2. Agent Name and Address

Title: MR First name: ALLAN
Last name: LLOYD-HAYDOCK
Company (optional): A.L.H. DESIGN SERVICES
Unit: House number: House suffix:
House name: BARLEY COTTAGE
Address 1: BREWERY STREET
Address 2:
Address 3:
Town: LONGBRIDGE
County: LANCS.
Country:
Postcode: PR3 3NB

3. Description of the Proposal

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

ERECTOR OF STABLE BLOCK AND ASSOCIATED SITE WORKS.
(INCLUDING STABLES, HORSE BOX & TACK ROOM ETC)

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: RADCLIFFE FARM COTTAGEAddress 1: WUSKER ROADAddress 2: Address 3: Town: LANSHURIDGECounty: Postcode (optional): PR3 2YLDescription of location or a grid reference
(must be completed if postcode is not known):Easting: Northing:

Description:

5. Pre-application AdviceHas 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:

RACHAEL HARTON

Reference:

WRITTEN CORRESPONDANCEDate (DD/MM/YYYY):
(must be pre-application submission)21/07/2010

Details of pre-application advice received?

SEE ATTACHED LETTER RESPONSE**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:

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

☐ Yes ☒ No

If Yes, please provide details:

8. Authority Employee / MemberWith 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		NATURAL STONE + TIMBER CLADDING	☐	☐
Roof		INSET BLUE SLATE	☐	☐
Windows		TIMBER WINDOWS APPLICABLE	☐	☐
Doors		TIMBER	☐	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard-standing		COLOURED GRAVEL WITH CONCRETE BORDERS	☐	☐
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:

LOCATION PLAN, EXISTING SITE PLAN, PROPOSED SITE PLAN,
PROPOSED PLAN + ELEVATIONS

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)	Difference in spaces
Cars	2/3.	3/4.	+ 1
Light goods vehicles/ public carrier vehicles	1	1	0
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)		1 (HOSE BOX)	+ 1
Other (e.g. Bus)			

11. 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):

[Handwritten: N/A]

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 ☒ NoWill 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

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 / GRASSLAND*Is the site currently vacant? ☒ Yes ☐ No

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

GRASS 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? If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated? ☐ Yes ☒ NoLand where contamination is suspected for all or part of the site? ☐ Yes ☒ NoA 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 ☒ NoAnd/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 EffluentDoes 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

[Empty box for description]

17. Residential Units (Including Conversion)Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No

If Yes, please complete details of the changes in the tables below:

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	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							Totals (a + b + c + d + e + f + g) =								

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	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							Totals (a + b + c + d + e + f + g) =								

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	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							Totals (a + b + c + d + e + f + g) =								

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	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
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):

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

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 <i>STABLES ETC</i>	☐	0	0		73.68m ²
Please Specify	☐				
Total					73.68m ²

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		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
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

21. Site Area

Please state the site area in hectares (ha)

273.50 m²

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:

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.

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):

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):

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:

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):

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:

--

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. 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:

--

Or signed - Agent:

<i>A. Thompson</i>

Date (DD/MM/YYYY):

10-08-2011

(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:

--

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.

The original and 3 copies of a completed and dated application form:



The correct fee:



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):

A. Lloyd Haydock

10. 08. 2011

(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:
01772	785719	

Country code:	Mobile number (optional):
	07763061588-

Country code:	Fax number (optional):

Email address (optional):

allan.lloyd.haydock@hotmail.co.uk

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:

Radcliffe Gate

896

320110657P

Ribble Valley Borough Council



DESIGN AND ACCESS STATEMENT PRO-FORMA

From the 10 August 2006, planning applications relating to certain types of developments are required to be submitted with a design and access statement. When submitting an application, failure to provide a design and access statement of sufficient standard may result in a delayed registration of the application

What Applications Need to be Accompanied by a Design and Access Statement?

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- material change in the use of land or buildings, unless it also involves operational development;
- engineering or mining operations;
- development of an existing dwellinghouse, or development within the curtilage or a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, where no part of that dwellinghouse or curtilage is within a designated area or is a listed building 'Designated Areas' include: • Conservation Areas; • Sites of Special Scientific Interest (SSSI); and • Areas of Outstanding Natural Beauty (AONB)

Process

What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?

BEFORE TO PREPARING THE APPLICATION WE MADE A PRE-APPLICATION SUBMISSION FOR COMMENTS, WHICH RETURNED FAVORABLY. WE WANTED TO KEEP THE BUILDING AT LOW LEVEL WHILST USING NATURAL SUSTAINABLE MATERIALS Sourced LOCALLY. THE DESIGN IS SIMPLE AND FUNCTIONAL ALONG LINES OF PREVIOUS STABLE DESIGN.

Use

What will the extension/development be used for and justify why this is necessary?

THE USE WILL BE TO STABLE THE CLIENTS HORSE/PONY AND ITS ASSOCIATED PLANT (HACK BOX ETC) SO AS ELIMINATE THE NEED TO TRAVEL TO STABLES AND LIVERY ACCOMMODATION, AND TO CONTROL THE MANAGEMENT BETTER.

Amount

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development?

SEE ATTACHED PLANS AND ELEVATIONS. THE DEVELOPMENT ALLOWS A FLEXIBLE DESIGN TOWARDS POSSIBLE FUTURE NEEDS. IE THE HACK BOX HOUSING COULD ACCOMMODATE A FURTHER STABLE DEPENDANT UPON NEEDS, WITHOUT THE NEED TO EXPAND FURTHER.

320110657P

Layout

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

THE LAYOUT WAS CHOSEN AFTER DISCUSSING AND DISMISSING ALTERNATIVE OPTIONS, PRIOR TO SUBMITTING A PRE-APPLICATION SUBMISSION. FEEDBACK RECEIVED BY LOCAL AUTHORITY WAS FAVOURABLE AND HEREAS THE APPLICATION SUBMITTED

Scale

Is the scale of the extension/development in keeping with the context of the site and in what way?

THE SCALE OF THE BUILDING IS OF SINGLE STOREY IN ORDER TO MINIMISE IMPOSITION, WHILST MAINTAINING A GRADUAL PROGRESSION THROUGH THE SITE FROM TWO STOREY TO SINGLE STOREY. HOWEVER THE UNIT IS TO BE DETACHED FROM ITS NEAREST BUILDING TO BE COMPARED.

Landscaping

If appropriate, specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used?

SEE PROPOSED SITE PLAN, INDICATING PROPOSED SCREEN PLANTING AND BOUNDARY TREATMENTS ETC.

Appearance

Specify how the extension/development fits in terms of its appearance and include details of materials to be used

SEE PROPOSED ELEVATIONS, (TIMBER + STONE, WITH SLATE ROOF). ALL NATURAL MATERIALS AND TO MATCH EXISTING HOUSE

Access

Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles

SEE PROPOSED SITE PLAN FOR ACCESS ARRANGEMENTS + PARKING + TURNING ETC.

32011065713



RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Rachel Horton
direct line: 01200 414571
email: rachel.horton@ribblevalley.gov.uk
my ref: RV/2011/ENQ/00272
date: 3rd August 2011

Council Offices
Church Walk, Clitheroe
Lancashire BB7 2RA

Tel: 01200 425111
Fax: 01200 414488
DX Clitheroe 15157
www.ribblevalley.gov.uk

Dear Mr Lloyd-Haydock

**RE: PROPOSED STABLE BLOCK ON LAND TO THE REAR OF RADCLIFFE FARM
COTTAGE, LOWER ROAD, LONGRIDGE.**

Thank you for your pre-application enquiry form that was received in our offices on the 27th of June regarding the above proposal.

An assessment of the above proposal would be considered on the basis of its compliance with the following policies contained within the Ribble Valley Districtwide Local Plan;

Policy G1 relating to all development proposals states:

'development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature', and that;

'materials used should be sympathetic to the character of the area'

Policy ENV3, which relates to development within areas of Open Countryside states:

'In the open countryside outside the AONB and areas immediately adjacent to it, development will be required to be in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials', and

'the Council will ensure the protection and enhancement of those areas outside both the AONB (Areas of Outstanding Natural Beauty) and areas immediately adjacent to it'.

From the details you have submitted I consider that the floor plan of the proposal is acceptable in principle. It would appear that the stable block is to be erected on land outside of the applicant's residential curtilage, but in close proximity to their residential property. Therefore this factor, coupled with the fact that a mature hedgerow interspersed with trees marks the southern boundary of the property, will ensure that the proposal is partially screened and not viewed as an isolated or unduly prominent structure within this area of designated Open Countryside. It is also considered that any impact upon the amenity of neighbouring residents will be minimal.

No details have been submitted with regards to the design, height or materials used in the construction of the proposal. I consider that a building with a height of no more than 3 metres would be considered acceptable in principle, and to ensure that it is in-keeping with the character of the landscape I would suggest that it is constructed preferably of a

natural stone base with timber boarding above and a slate roof, or all walls to be constructed of timber boarding with a felt roof.

I trust you find these observations of use and stress they represent an officer opinion only given without prejudice to the final determination of any subsequent application.

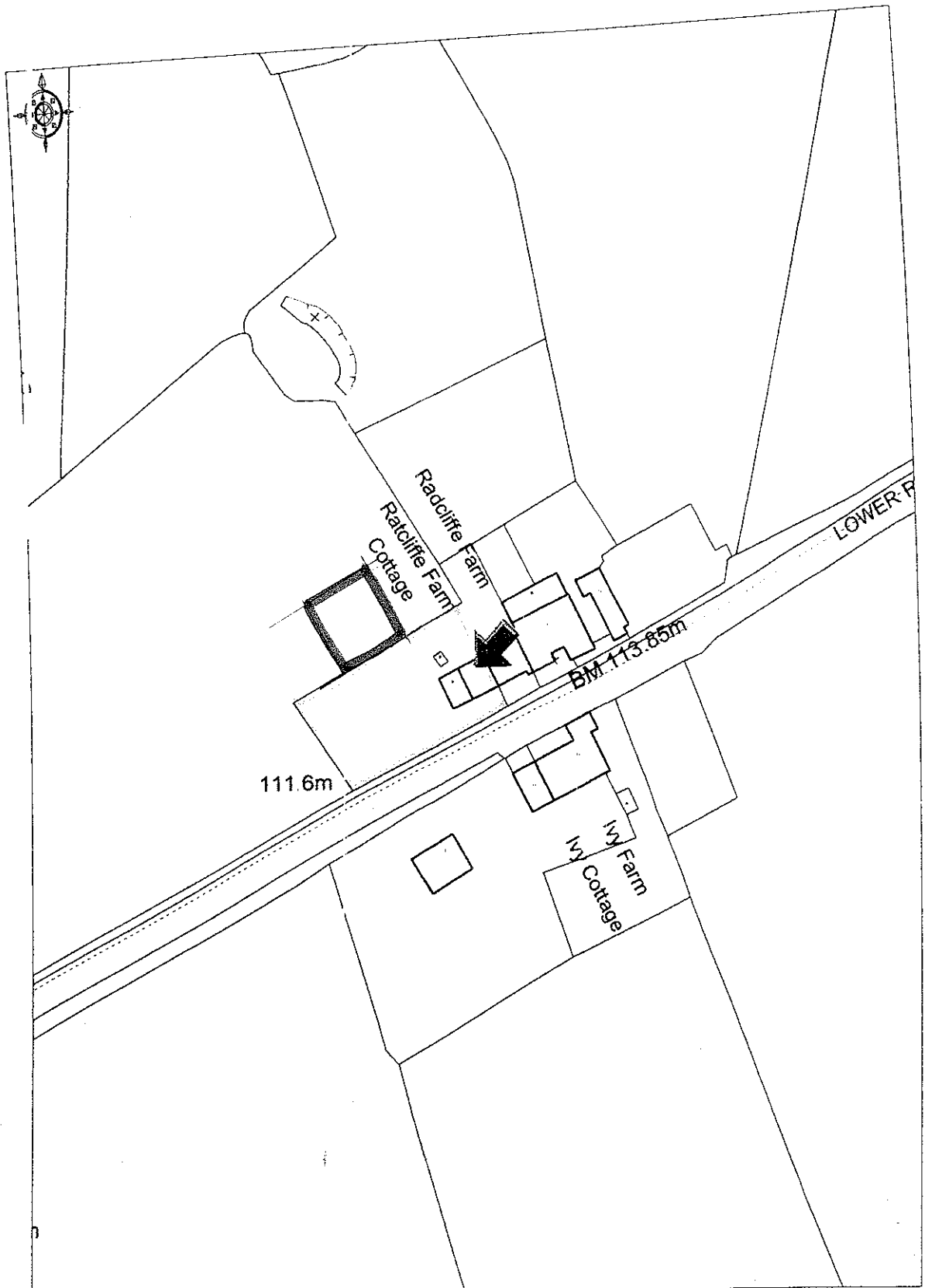
Yours Sincerely

A handwritten signature in black ink, appearing to read 'R. Horton'.

RACHEL HORTON
ASSISTANT PLANNING OFFICER

A L H Design Services
Barley Cottage
Brewery Street
Longridge
PR3 3NB

320110657P



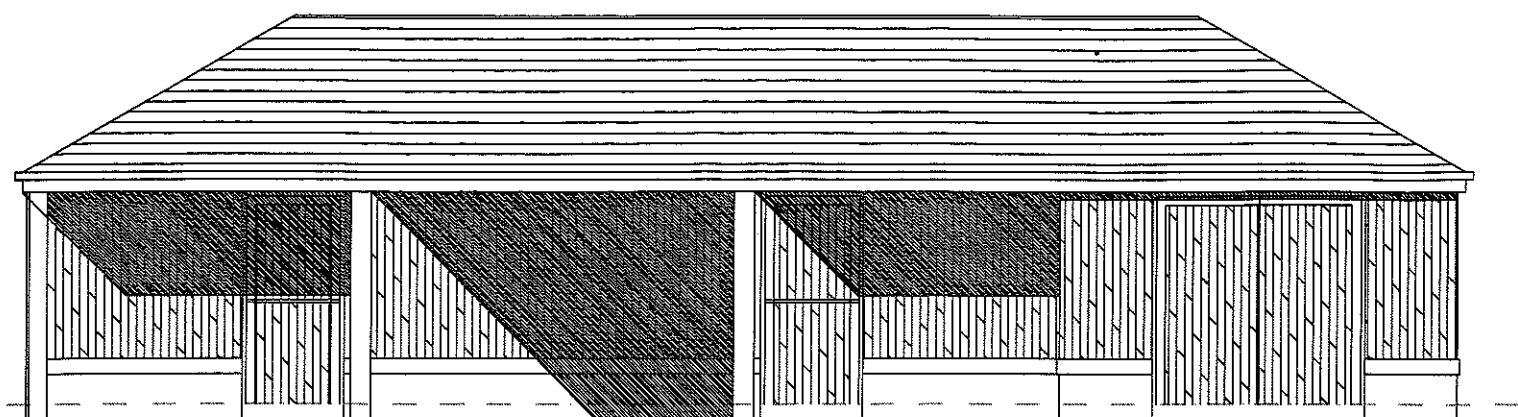
Ordnance
Survey

© Crown Copyright 2007 All rights reserved Licence number 100020449 Plotted Scale - 1:1250

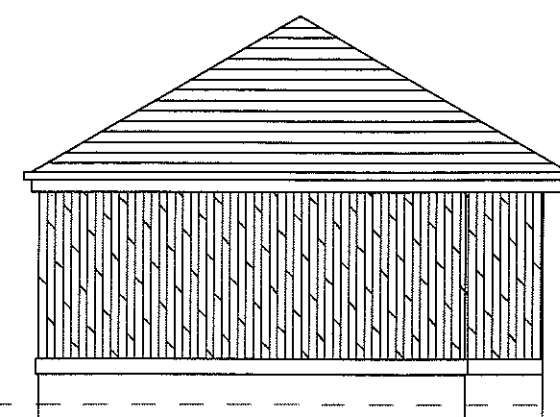
NOTES

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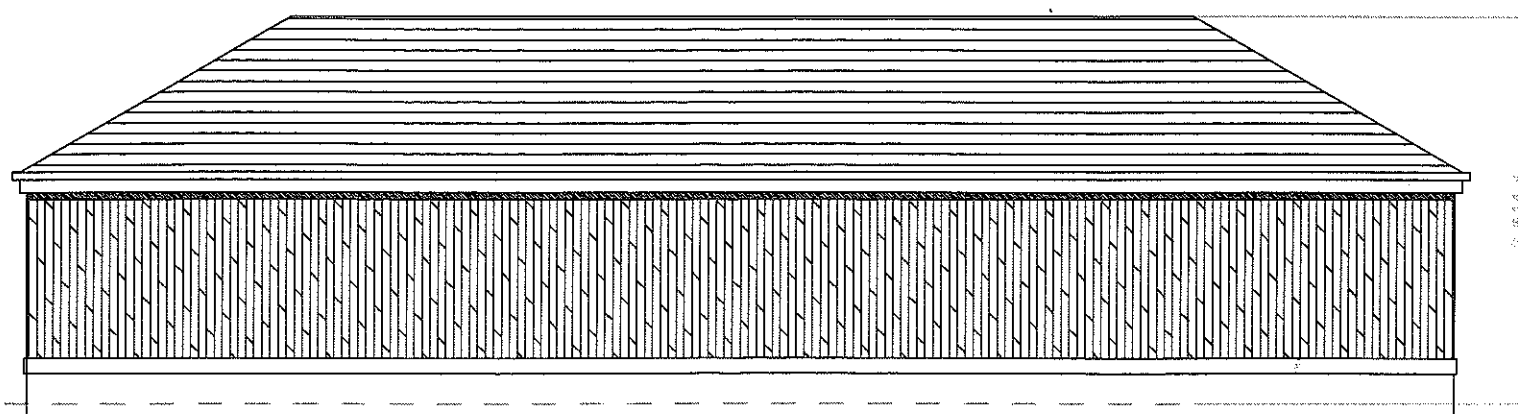
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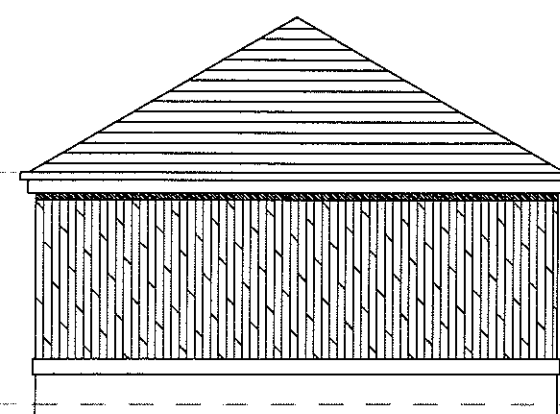
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

A 31.08.11 Dims added to elevation

Rev.	Date	Description
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A.L.H. Design Services
Barley Cottage, Brewery Street, Longridge, Lancs. PR3 3NB, Tel & Fax : (01772) 785719

Client

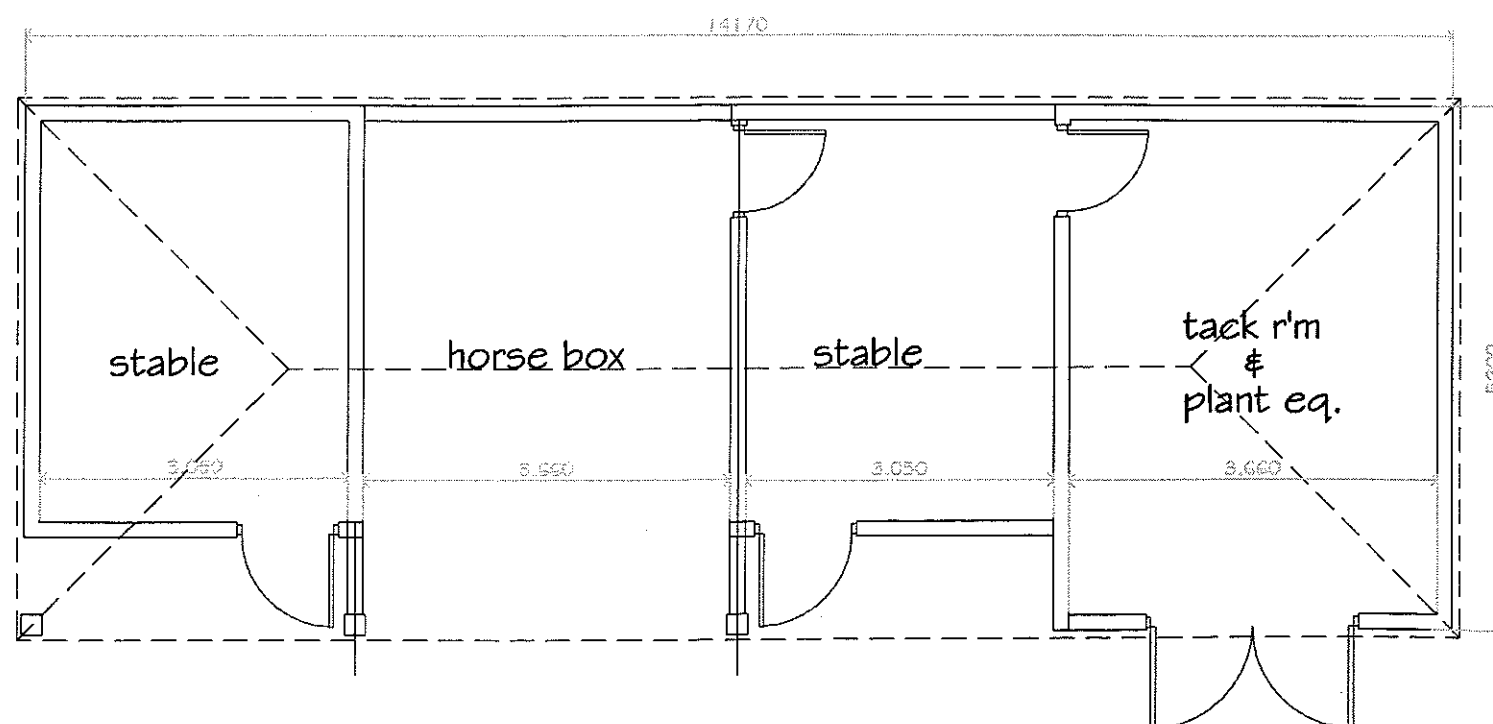
Mrs M. Bamber,
Radcliffe Farm Cottage,
Lower Lane,
Longridge,
Lancs. PR3 2YL

Job/Scheme Title

ERECTION OF STABLE BLOCK,
TACK ROOM AND STORAGE

Drawing Title

PROPOSED PLAN & ELEVATIONS



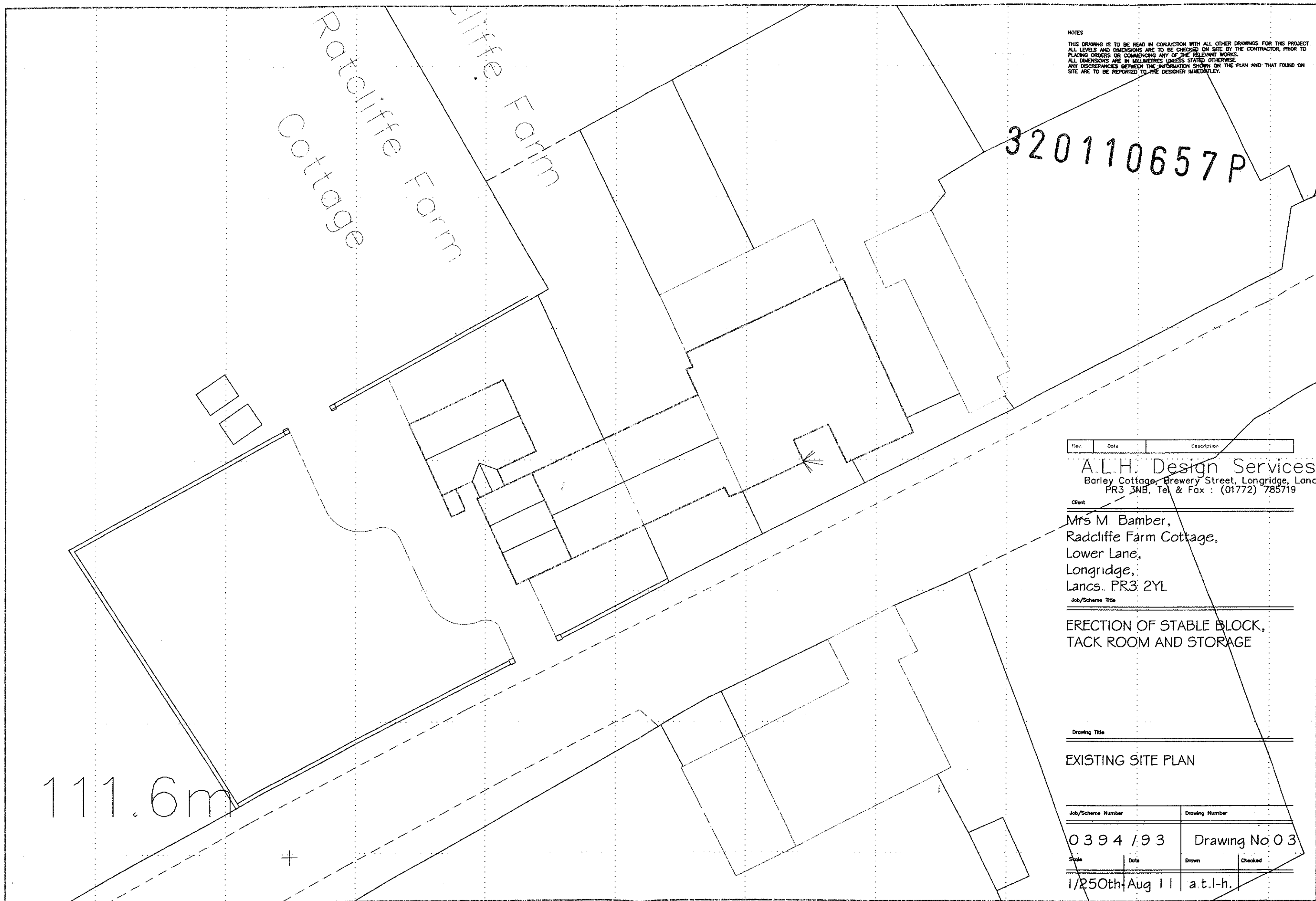
GROUND FLOOR PLAN

Job/Scheme Number	Drawing Number
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0394/93 Drawing No 02 A

Scale	Date	Drawn	Checked
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1/75th Aug 11 a.t.l-h.



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320110657P

Rev.	Date	Description
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Client

Mrs M. Bamber,
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Longridge,
Lancs. PR3 2YL

Job/Scheme Title

ERECTION OF STABLE BLOCK,
TACK ROOM AND STORAGE

Drawing Title

EXISTING SITE PLAN

Job/Scheme Number	Drawing Number
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0394 / 93 Drawing No 03

Scale	Date	Drawn	Checked
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1/250th Aug 11 a.t.l-h.

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320110657P

Radcliffe Farm
Cottage

see floor plan and elevations for
sizes, and to be in stone with timber
cladding and slate roof covering to
match adjoining house

form hardstanding area in front of the
stables in crusher run, with concrete
edgings to butt grassed areas back
to size to be 1.0m from front of
stable to allow for turning vehicle

existing timber sheds to be
relocated within the existing
domestic curtilage, actual location
to be determined

existing gated access to remain and
access through to stables through
here

screen planting to be located to
rear area and be mixed with trees
shrubs of a natural species type to
the locality

NEW STABLE

111.6m

Rev	Date	Description
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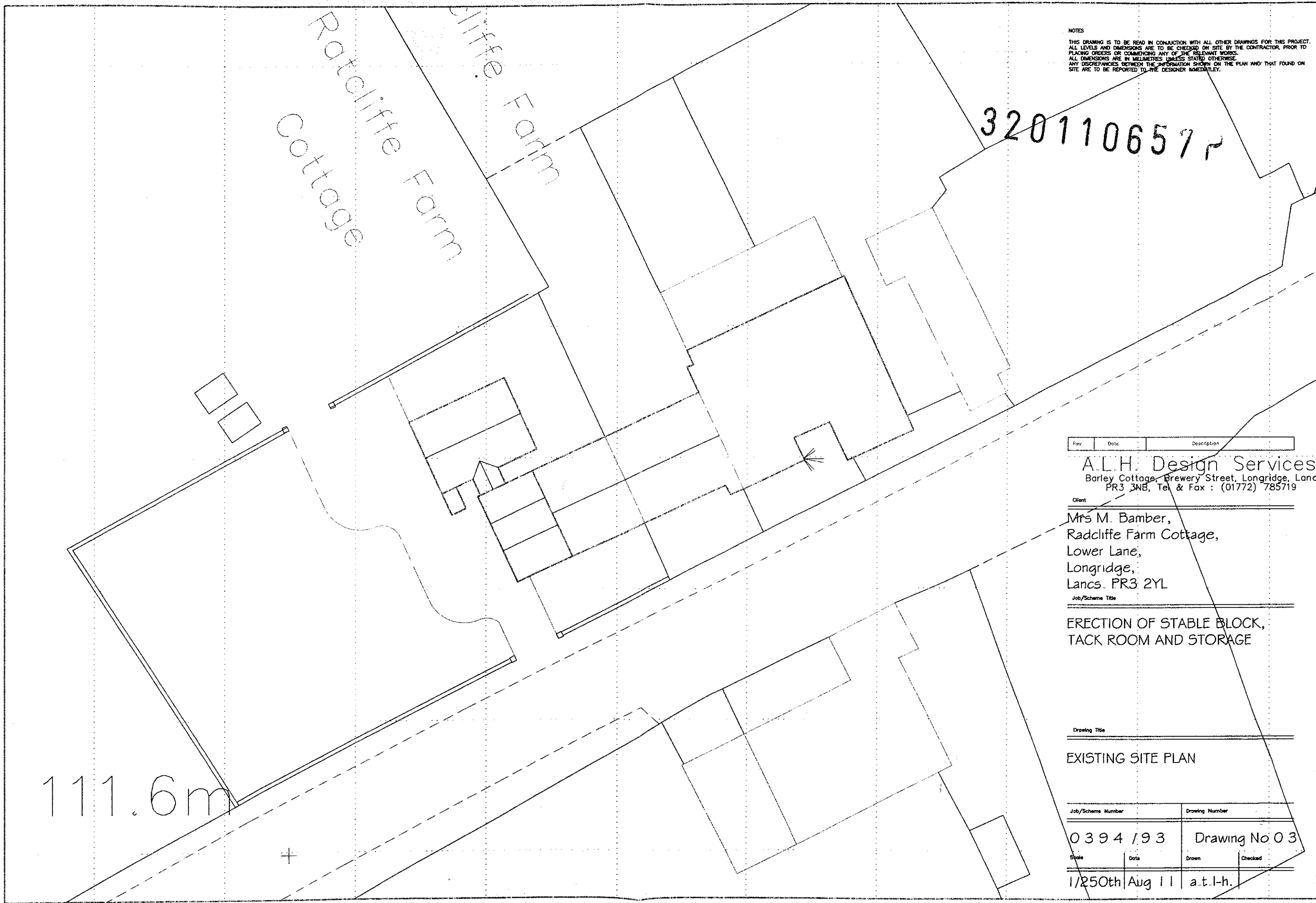
A.L.H. Design Services
Barley Cottage, Brewery Street, Longridge, Lancs
PR3 3NB, Tel & Fax : (01772) 785719

Client
Mrs M. Bamber,
Radcliffe Farm Cottage,
Lower Lane,
Longridge,
Lancs. PR3 2YL

Job/Scheme Title
ERECTION OF STABLE BLOCK,
TACK ROOM AND STORAGE

Drawing Title
PROPOSED SITE PLAN

Job/Scheme Number	Drawing Number
0394 / 93	Drawing No 03
Scale	Date
1/250th	Aug 11
Drawn	Checked
a.t.l-h.	



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Job/Scheme Title

ERECTION OF STABLE BLOCK,
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Drawing Title

EXISTING SITE PLAN

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