



RIBBLE VALLEY
BOROUGH COUNCIL

02 SEP 2011

FOR THE

ATTENTION OF

For office use only

Application No

Date received

Fee paid £

Receipt No:

320110719P

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

Application for Outline Planning Permission With Some Matters Reserved.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	M	Surname:	Hill
Company name:					
Street address:	Radley		Country Code	National Number	Extension Number
	Ribblesdale Avenue		Telephone number:		
			Mobile number:		
Town/City:	Clitheroe		Fax number:		
County:	Lancs		Email address:		
Country:					
Postcode:	BB7 2HZ				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Judith	Surname:	Douglas
Company name:	Janet Dixon Town Planners Ltd				
Street address:	10A Whalley Road		Country Code	National Number	Extension Number
			Telephone number:	01200 425051	
			Mobile number:		
Town/City:	Clitheroe		Fax number:		
County:	Lancs		Email address:		
Country:					
Postcode:	BB7 1AW		judith@jdixontownplanners.co.uk		

3. Description of the Proposal

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

☒ Access ☐ Appearance ☐ Landscaping ☒ Layout ☐ Scale

Please describe the proposal:

Erection of three detached dwellings

Has the building or works already been carried out?

☐ Yes ☒ No

4. Site Address Details

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

Description:

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

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

Easting:

Northing:

5. Pre-application Advice

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

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

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

Details of the pre-application advice received:

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/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:

N/A

Roof - description:Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Windows - description:Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Doors - description:Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Boundary treatments - description:Description of *existing* materials and finishes:

Hedging and fencing

Description of *proposed* materials and finishes:

Hedging and fencing to be retained new low boundary wall at entrances to dwellings

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

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:

TRI-0648_01-A3 Site Survey
 TRI-0648_02-A3 Site Survey
 TRI-0648_03-A3 Site Survey
 TRI-0648_04-A3 Site Long Section Section A-A
 TRI-0648_05-A4 Location plan
 TRI-0648_06 & 07-A3 Proposed Site Layout
 Design and Access Statement Aug 2011

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	7	7
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:

Gardens to Radley and Ashbrook

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

Residential Units (continued)

Market Housing - Proposed

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

Proposed Market Housing Total

3

Overall Residential Unit Totals

Total proposed residential units	3
Total existing residential units	0

Market Housing - Existing

320110719P

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

Existing Market Housing Total

0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No ☐ Unknown

19. Employment

If known, please complete the following information regarding employees:

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

20. Hours of Opening

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

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?

00 19

hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

25. Certificates (Certificate B - continued)

Notice recipient		Date notice served
Name:	Mrs A Taylor	01/09/2011
Number:	Suffix:	
Street:	Ashbrook, Ribblesdale Avenue,	
Locality:		
Town:	Clitheroe	
Postcode:	BB7 2HZ	
Title: Mrs First name: Judith Surname: Douglas		
Person role: Agent Declaration date: 01/09/2011		☒ 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

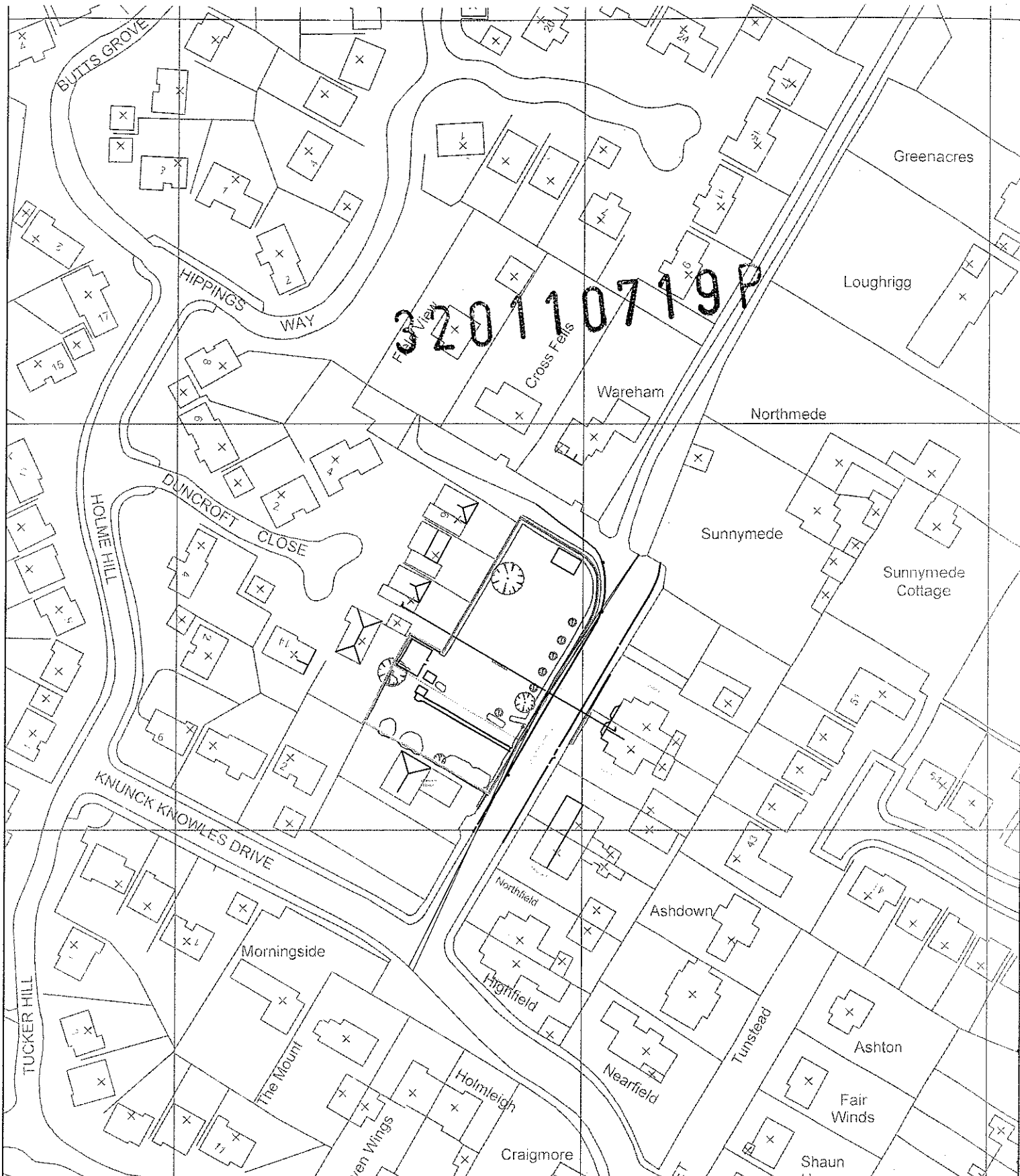
Title: Mrs	First Name: Judith	Surname: Douglas
Person role: Agent	Declaration date: 01/09/2011	☒ Declaration Made

26. Declaration

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



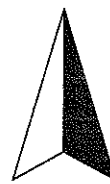
Date 01/09/2011



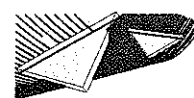
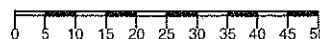
Site Address
Land off Ribblesdale Avenue
Clitheroe
BB7 2HZ

Drawing Title
Location Plan
& Extent of Visibility Splay (in Blue)

Project Description
Site Survey



North



TriCAD
Solutions Ltd.
BUILDING & LAND SURVEYING

2 Berkshire Close | Wipshire | Blackburn | Lancashire | BB1 9NG
 tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

Rev.	Description	Visibility Splay Added
Scale	Date	Drawn By
1:1250@A4	06/10/2011	MW/MD
Drawing Number		

DESIGN AND ACCESS STATEMENT IN SUPPORT OF AN OUTLINE PLANNING APPLICATION TO ERECT THREE DETACHED DWELLINGS ON LAND OPPOSITE ASHBROOK AND RADLEY RIBBLESDALE AVENUE, CLITHEROE. BB7 2HZ

1. SITE DESCRIPTION:

- 1.1 The application site comprises detached garden areas on the western side of Ribblesdale Avenue. The gardens are long established with areas of lawn, shrubs plants, garden buildings and fruit trees. The garden to Radley is the larger of the two and part of this garden has been used as a tennis court in the past. There is presently only pedestrian access to the site. The perimeter of the site is bounded by a substantial hedge. The site slopes gently from east to west.
- 1.2 The site is surrounded by residential development. The gardens abut Ribblesdale Avenue on the east side, and the vehicle access to the houses Wareham, Cross Fells and Field View to the north. The rear gardens of the dwellings on Duncroft Court are next to the site to the west. To the south, the site abuts Mulgrave House which is a modern property constructed in what was the former garden to the house Westwood.
- 1.3 The land generally slopes downwards from east to west. The houses on the east side of Ribblesdale Avenue appear to have been constructed in the early twentieth century and are substantial three storey properties. They are built with a majority of red brick with interesting architectural detailing. The roofs are blue slate. The boundary to Ribblesdale Avenue is denoted by a brick wall with clipped hedging above. Musgrave House adjacent to the site is two storeys built in brick and render with bands of coloured brickwork. The roof is concrete interlocking tiles and the front boundary wall is low in height and built in brick. It is similar in design to the modern houses to the west of the site on the Knunck Knowles estate. Ribblesdale Avenue serves several houses and is adopted across the front of the site. It also gives access to Moorlands School to the north.

2. PROPOSAL

- 2.1 This is an outline application which seeks approval for access and layout only. Appearance, scale, landscaping and associated details are reserved for future consideration. The proposal is to erect three detached houses on the site. The two

southern plots are proposed with a joint access point of Ribblesdale Avenue and the northern plot also is proposed with a single access off Ribblesdale Avenue. The highway already has a footpath on this side of Ribblesdale Avenue and street lighting.

3. ASSESSMENT

- 3.1 The site is within the settlement boundary of Clitheroe in the adopted Ribble Valley District Wide Local Plan. Policy G1 Development Control and Policy G2 Settlement Strategy are of relevance to this proposal. In addition, Central Government advice in PPS3: Housing also applies.

4. SITE HISTORY

- 4.1 6/2/2013 An application for residential development on land opposite Radley Ribblesdale Avenue approved 5th Dec 1972.

5. INVOLVEMENT

A request for pre-application advice was submitted in March. A meeting was held with Planning Officer on the 12th May. Mr Sharpe confirmed that in principle the development is acceptable but he had not fully assessed the proposal. No comments had been received from the Council's Highway Advisor and to date we have not received a formal written response.

6. EVALUATION

- 6.1 The main issues in this case are the principle of the development, the effect of the proposed development on residential amenity and the impact on highway safety.
- 6.2 The application site is within the settlement boundary of Clitheroe, which is designated as a main settlement. Policy G2 directs the majority of new housing developments to main settlements. As the site is within a main settlement the proposal is acceptable in principle. As the application is for less than 10 dwellings, the Council's Affordable Housing Memorandum of Understanding does not require affordable housing to be provided on this site.
- 6.3 Planning Policy Statement 3: Housing, states that where there is less than a 5 year supply of deliverable sites, Councils should consider favourably planning

applications for housing having regard to the Planning Policy Statement, in particular paragraph 69. At the present time there is a lack of a 5 year supply of housing land in the Borough. It was confirmed in a recent Planning Committee Report that "we currently have a 3 year supply measured against our requirements". For this reason the Council should consider this planning application favourably, particularly as the site is within a main settlement.

7. DESIGN

Use

- 7.1 The use of the site will change from gardens to residential use.

Amount

- 7.2 The development comprises three detached dwellings. Each will have a minimum of three bedrooms and a minimum of two car parking spaces.

Layout

- 7.3 The dwellings are to be set out to parallel to Ribblesdale Avenue. However the position of the dwellings within the site will vary.
- 7.3.1 The dwellings will be sited to face onto Ribblesdale Avenue having a distance from the properties opposite of 23.6m from Plot 1 to Ashbrook and from plot 2 to Radley. Plot 3 is positioned opposite the side garden of Northlands it does not directly face the front of the house. The distance between the front of plot 3 and the garden boundary of Radley to Ribblesdale Avenue is 16m. It is envisaged that the front elevations of the proposed houses will contain main windows. The rear garden of plot 1 measures between 13.2m and 14m. The rear of plot 1 faces the garden of 12 Duncroft Close. The rear garden of plot 2 measures 14.4m reducing to 5.3m where it abuts the rear garden and garage of 12 Duncroft Close. There is a distance of 21.7m from the rear of plot 2 to 12 Duncroft Close. The rear of plot 3 is 22.35m from the rear of 8 Duncroft Close and 21m from the rear of the garage to 6 Duncroft Close. There will be no windows to habitable rooms in the north or south elevations of plots 1 and 2. Plot 3 will have main windows in all elevations. The position of the dwellings in relation to the surrounding properties will ensure that no loss of privacy occurs to those residents, in order to comply with policy G1 of the Local Plan.

Scale

- 7.4 These detached dwellings have roughly rectangular footprints. Plots 1 and 2 have overall measurements of 9m x 12m and plot 3 12m x 12m. It is anticipated that the dwellings will be 2-storeys to 2.5-storeys high. This will give an eaves height of approximately 5m to 6.25m and a ridge height of approximately 9.6m to 10.85. This reflects the surrounding development. In addition the site is lower than the properties opposite on Ribblesdale Avenue so that the proposed houses will appear lower in the street scene

Landscaping

- 7.5 Existing shrubs and hedging around the periphery of the site will be retained as far as possible. Where removed for the insertion of the vehicle accesses it is envisaged that it will be replaced by a boundary wall. The hardstanding for cars will be tarmaced.

Appearance

- 7.6 There are a mixture of materials used in the construction of the surrounding properties. The predominant materials are red brick, render/pebble dash and blue slate and concrete roof tiles. It is envisaged that the proposed properties will be built to reflect the materials use nearby.

8. ACCESS

- 8.1 The application is in a sustainable location, within walking distance of the railway station and transport interchange. There is also a bus service along Waddington Road. Access into the site will be as described above, and accordingly will comply with the requirements of Policy G1. There is good visibility for drivers entering and leaving the site. There are footways on both sides of the road and there is street lighting.

Judith Douglas BSc (Hon) Dip TP, MRTPI

Janet Dixon Town Planners Ltd

10A Whalley Road

Clitheroe

BB7 1AW

Tel: 01200 425051

6th September 2011

Tree Schedule
Land At Ribblesdale Avenue, Clitheroe

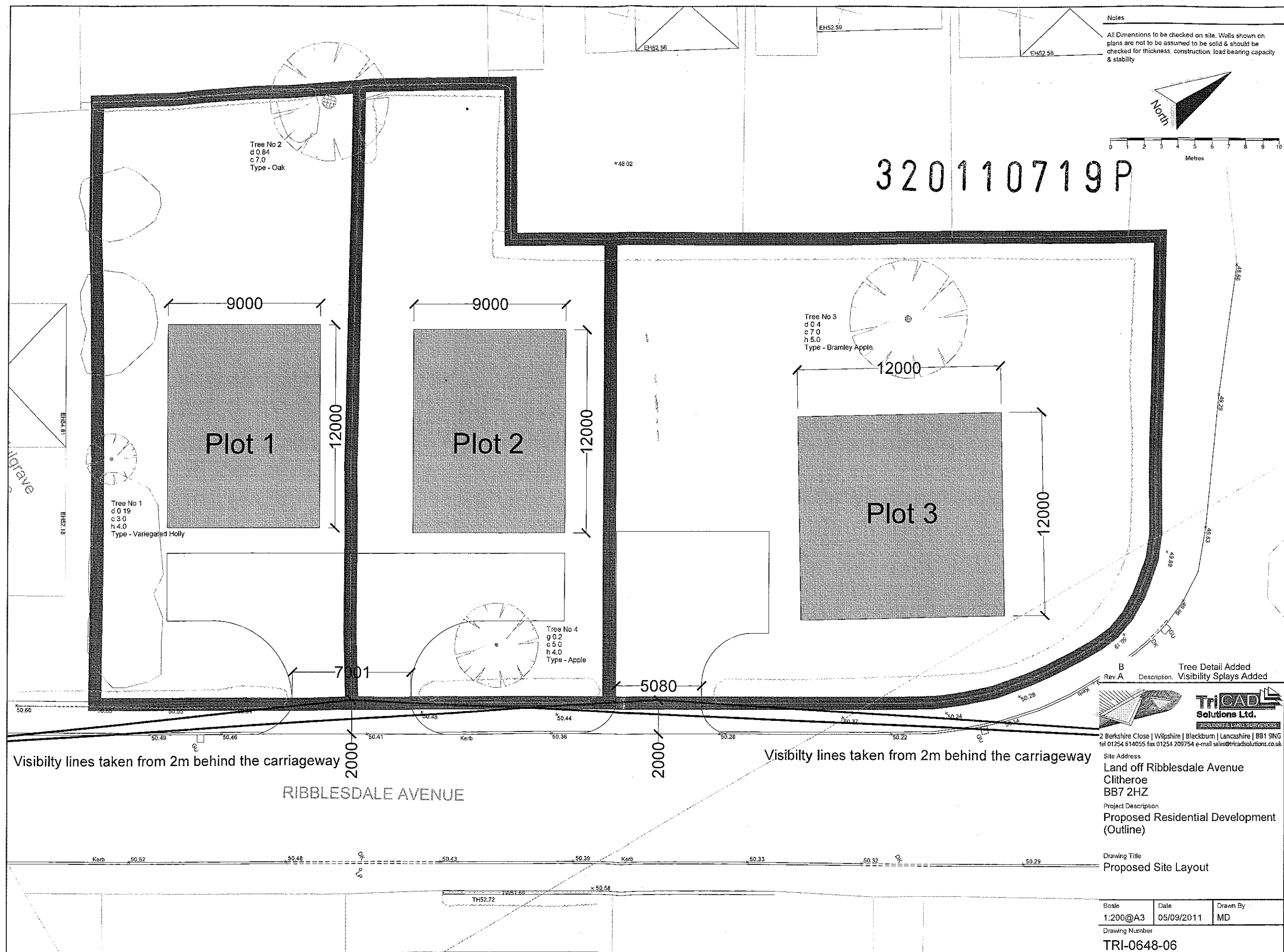
320110719P

Tree No.	Species	DBH*	Canopy	Height Approx.	Comments
T1	Varigated Holly	190mm	3m	4m	Retain
T2	Oak	840mm	7m	-	Dying
T3	Bramley Apple	400mm	7m	5m	Retain
T4	Apple	200mm	5m	4m	Retain
T5	Maple	100mm	2m	4m	Remove
T6	Apple	190mm	2m	3-4m	Remove
T7	Apple	100mm	2m	3-4m	Remove
T8	Plum	140mm	2m	4m	Remove
T9	Plum	200mm	2m	4m	Remove
T10	Apple	130mm	2m	4m	Remove

T2 Oak was pruned hard about 5 years ago by a tree surgeon to stimulate recovery. It was inspected again earlier this year the tree surgeon considers that it will not recover and will ultimately need felling.

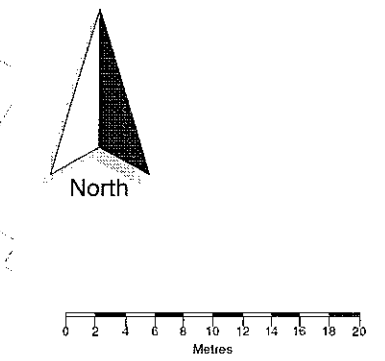
*Diameter at breast height. The trees were measured at approximately 1.2m above ground level. As the fruit trees are quite small some start to branch out before this height and as such were measured closer to the ground at about 0.45m in some cases.

26/09/11





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

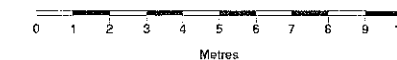


Sunnymede
320110719P

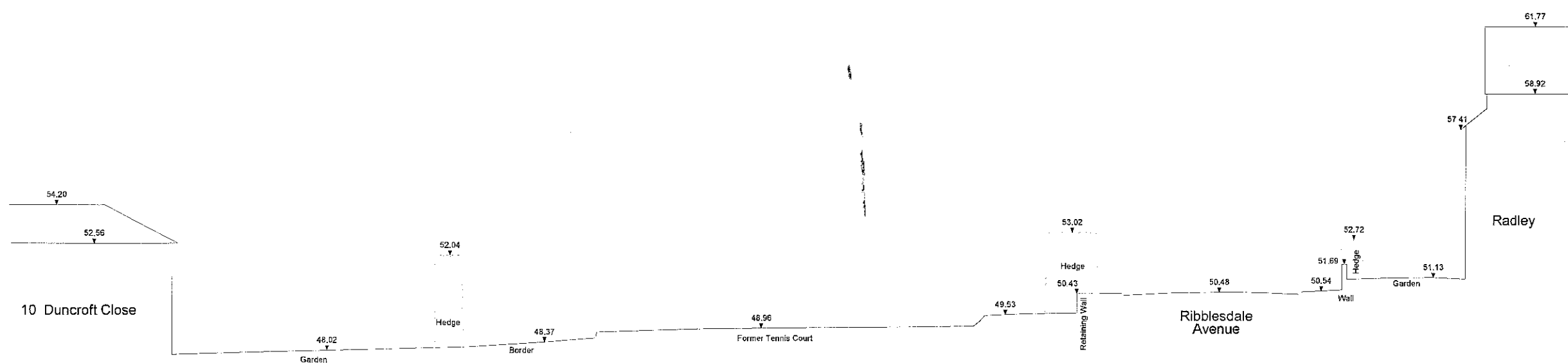
B Rev.0		Tree Detail Added Description. Issued	
			
2 Berkshire Close Wilshire Blackburn Lancashire BB1 9NG tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk			
Site Address Land off Ribblesdale Avenue Clitheroe BB7 2HZ			
Project Description Site Survey			
Drawing Title Site Survey			
Scale 1:500@A3	Date 12/11/2010	Drawn By MW	
Drawing Number TRI-0648-01			

Notes

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



320110719P



▼ 45.00m above Local Datum

Rev. 0 Description: Issued



2 Berkshire Close | Wilpshire | Blackburn | Lancashire | BB1 9NG
tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

Site Address

Land off Ribblesdale Avenue
Clitheroe
BB7 2HZ

Project Description

Site Survey

Drawing Title

Site Long Section
Section A-A

Scale	Date	Drawn By
1:200@A3	12/11/2010	MW

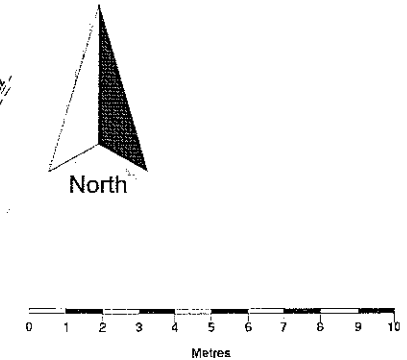
Drawing Number

TRI-0648-04



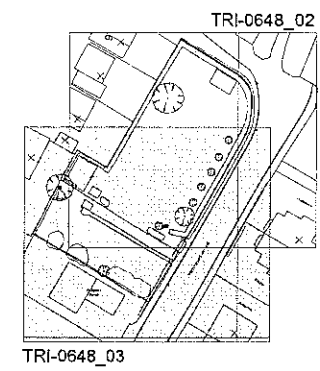
Notes
All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability.

320110719P



ABBREVIATIONS

- EH Eves Height
- GU Gully
- LP Lamp Post
- RH Ridge/Roof Height
- TH Top of Hedge
- TW Top of Wall



Rev.0 Description. Issued

TriCAD Solutions Ltd.
BUILDING & LAND SURVEYORS
2 Berkshire Close | Wilpshire | Blackburn | Lancashire | BB1 9NG
tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

Site Address
Land off Ribblesdale Avenue
Clitheroe
BB7 2HZ

Project Description
Site Survey

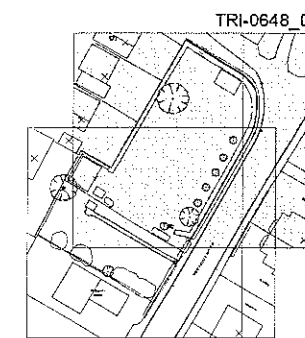
Drawing Title
Site Survey

Scale 1:200@A3	Date 12/11/2010	Drawn By MW
Drawing Number TRI-0648-03		

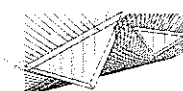
All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability

ABBREVIATIONS

EH	Eaves Height
GU	Gully
LP	Lamp Post
RH	Ridge/Roof Height
TH	Top of Hedge
TW	Top of Wall



Rev.0	Description.	Issued
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Solutions Ltd.
BUILDING & LAND SURVEYORS

2 Berkshire Close | Wilshire | Blackburn | Lancashire | BB1 9NG
tel 01254 614055 fax 01254 209754 e-mail sales@tricasolutions.co.uk

Site Address

Land off Ribblesdale Avenue
Clitheroe
BB7 2HZ

Site Survey

Drawing Title
Site Survey

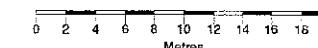
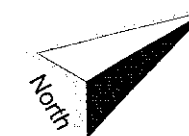
Scale	Date	Drawn By
1:200@A3	12/11/2010	MW

Drawing Number
TRI-0648-02

Notes

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

320110719P



320110719P

Sunnymede

Rev. 0 Description. Issued



2 Berkshire Close | Wilshire | Blackburn | Lancashire | BB1 9NG
tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

Site Address

Land off Ribblesdale Avenue
Clitheroe
BB7 2HZ

Project Description

Proposed Residential Development
(Outline)

Drawing Title

Site Survey

Scale Date Drawn By

1:500@A3 04/03/2011 MD

Drawing Number

TRI-0648-07