



RIBBLE VALLEY
BOROUGH COUNCIL

11 OCT 2011

FOR THE
ATTENTION OF

For office use only

Application No.

Date received **320110833P**

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	First name:	Kenneth & Brian	Surname:	Preston
Company name:					
Street address:	c/o agent		Telephone number:	Country Code	National Number
	Hill Crest Farm				Extension Number
	Startifants Lane		Mobile number:		
Town/City:	Preston		Fax number:		
County:			Email address:		
Country:					
Postcode:	PR3 2NP				
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Julia	Surname:	Pye
Company name:					
Street address:	Hill Crest Farm		Telephone number:	Country Code	National Number
	Startifants Lane				Extension Number
	Chipping		Mobile number:		
Town/City:	Preston		Fax number:		
County:			Email address:		
Country:	United Kingdom				
Postcode:	PR3 2NP		juliapye1@hotmail.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Demolition of existing wooden structure to be replaced by 4 residential units (1 affordable)

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)

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:

YARD IS OPPOSITE
BEABINS PRIMARY SCHOOL

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:

Mr

First name:

Colin

Surname:

Sharpe

Reference:

Prestons Yard

Date (DD/MM/YYYY):

11/06/2011

(Must be pre-application submission)

Details of the pre-application advice received:

In principle the application would be looked upon favourably, however dwellings should be sited to the front of the site and not to the rear due to levels. This was only verbal as a written response has not been received to date

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

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

☒ Yes ☐ No

If Yes, please provide details:

Domestic waste will be recycled in line with the Local Authorities policy

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:

Timber Painted Green

Description of proposed materials and finishes:

Block and render to main elevations with stone quoins. Garage to be constructed from Natural Sandstone

Roof - description:

Description of *existing* materials and finishes:

Box profile steel

Description of *proposed* materials and finishes:

Reclaimed natural slate to match existing properties

Windows - description:

Description of *existing* materials and finishes:

Green painted timber

Description of *proposed* materials and finishes:

Hardwood dark stained double glazed units

Doors - description:

Description of *existing* materials and finishes:

Timber painted grey

Description of *proposed* materials and finishes:

Dark Stained hardwood units

Boundary treatments - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Timber fencing panels to be provided to divide garden areas

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:

Ground Plans and elevations
site location plan
design and access statement

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	4	4
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:

Brownfield Site

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

Market Housing - Proposed

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

Proposed Market Housing Total

4

Market Housing - Existing

	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

Overall Residential Unit Totals

Total proposed residential units	4
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

320110833 P

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	0.0
Other	Please Specify	22.4	22.4	0.0	-22.4
Total		22.4	22.4	0.0	-22.4

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
-----------	--------------	--	---	----------------------

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?

1,040

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

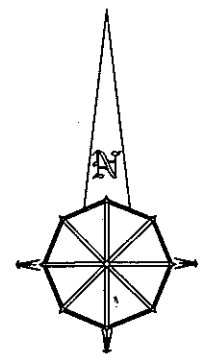
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date



Scale 1:1250

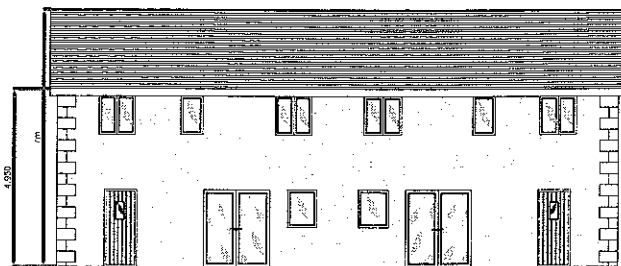




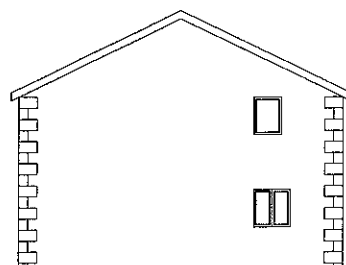
Proposed South Facing Elevation



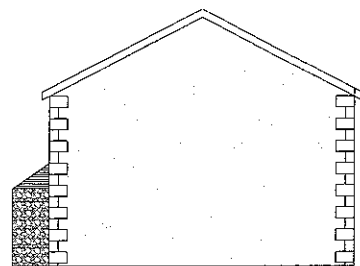
Proposed North Facing Elevation



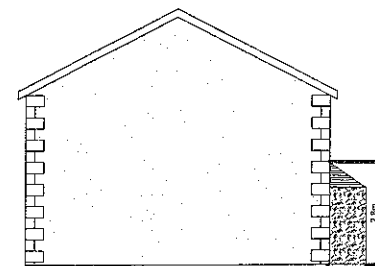
Proposed East Facing Elevation



Proposed West Facing Elevation

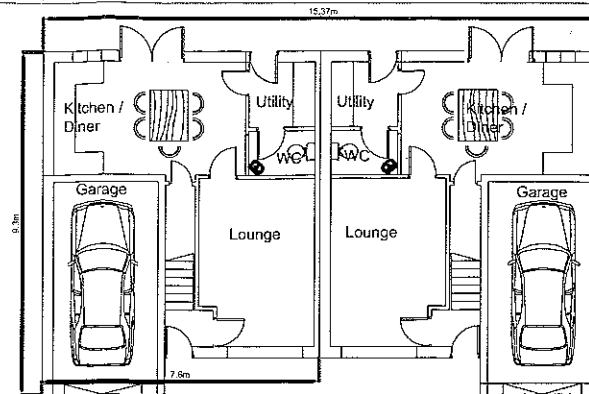


Proposed West Facing Elevation

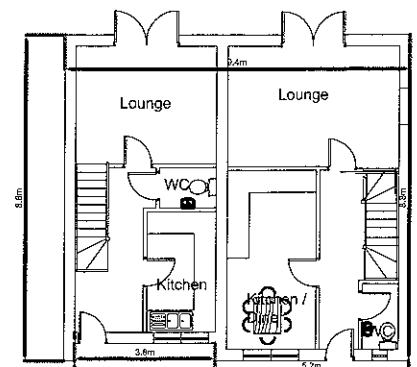


Proposed East Facing Elevation

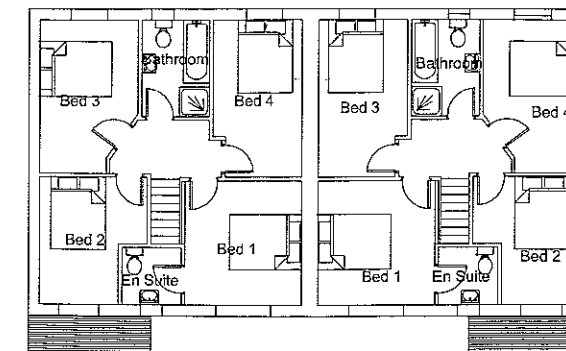
Materials:- Roof Natural Slate,
Walls Garage to be constructed
from Natural Random stone, all
other elevations constructed
from concrete block and render
with stone quoin features



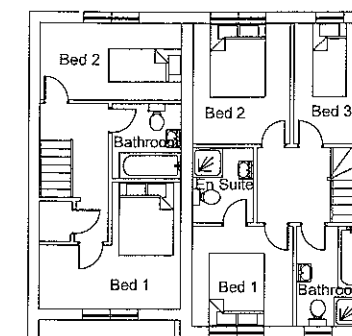
Proposed Layout Ground Floor



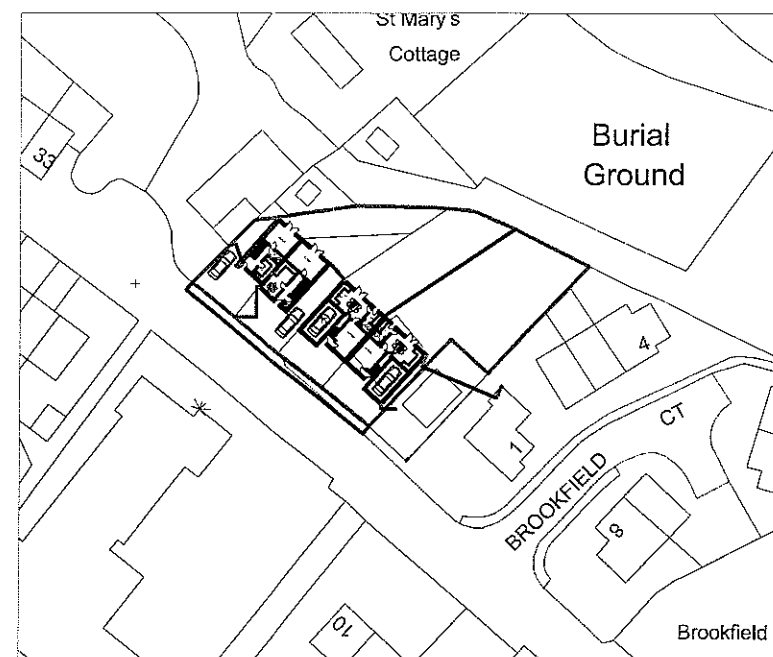
Proposed Layout Ground Floor



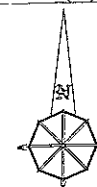
Proposed Layout First Floor



Proposed Layout First Floor



Scale 1:500



320110833P

Julia Pye

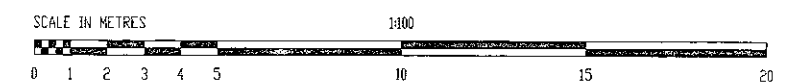
Hill Cross Farm, Sturdlants Lane Chipping PR13 2NP
Tel: 01905 618768 / 0171 285 1435
email: julia.pye1@hotmail.com

Client Details:
Messrs Preston
Project Details:
New Market Housing Proposal
Project Address:
Prestons Yard Longridge Road, Chipping
Preston

Project No.: JPEKP150/1 Date: 26/07/2011 Scale: 1:100 Drawn By: Julia Pye

DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE.

THIS DRAWING IS PROVIDED BY CONTRACT. IT MAY NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS FOR ANY PURPOSES, WITHOUT OBTAINING PRIOR WRITTEN PERMISSION FROM JULIA PYE.



Plot Sheet @ A1:1:100

320110833P

**Design and Access Statement
In support of
Planning Application at**

**Prestons Yard
Longridge Road
Chipping**

September 2011

Julia Pye
Hill Crest Farm, Startifants Lane, Chipping, PR3 2NP
Tel 01995 61878 / 07712658436
Email juliapye1@hotmail.com

Contents

- I. Introduction**
- II. Site Context**
- III. Use of Land**
- IV. Density**
- V. Layout**
- VI. Scale**
- VII. Landscaping**
- VIII. Appearance**
- IX. Access**
- X. Conclusion**

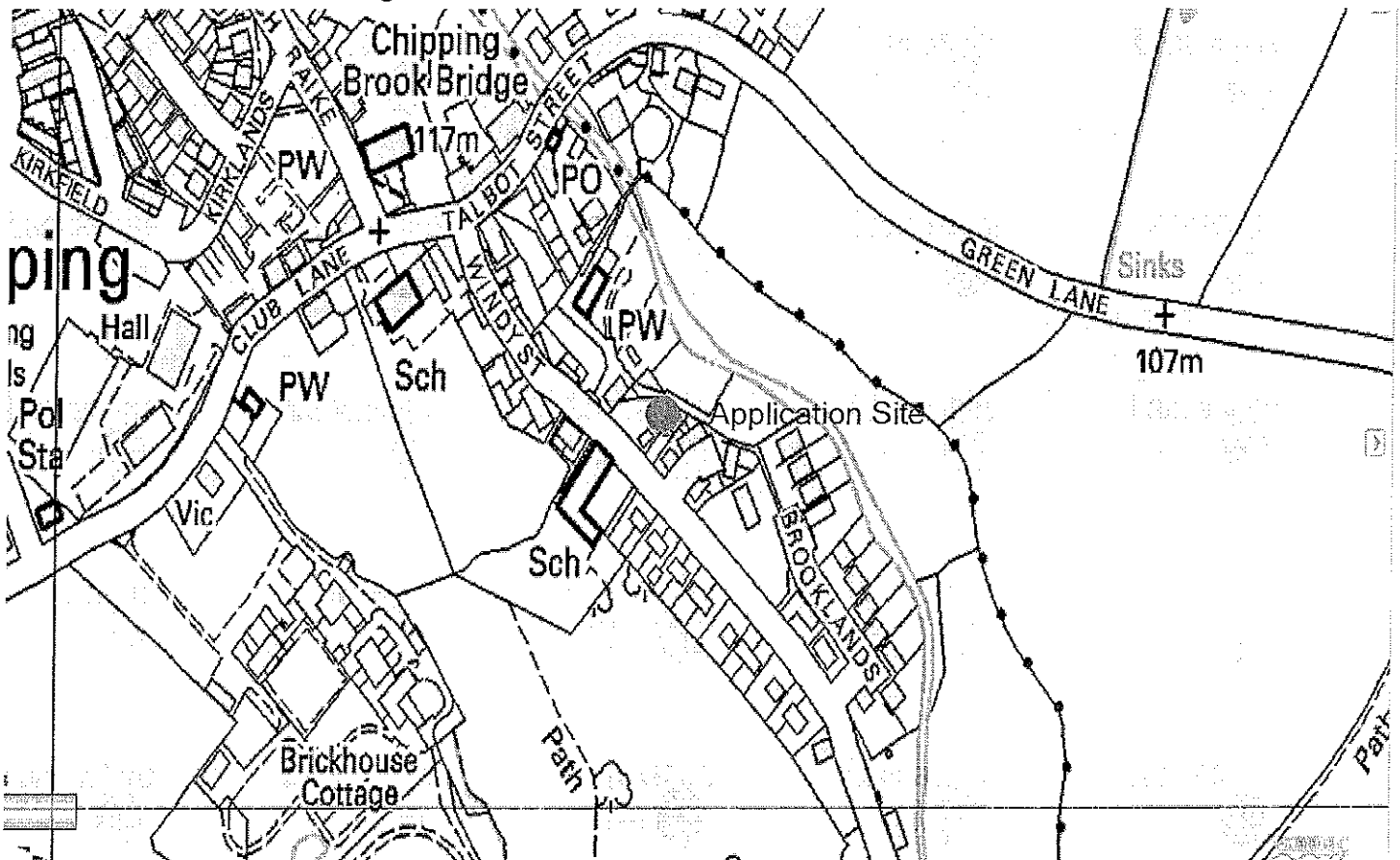
PROPOSED APPLICATION FOR FULL PLANNING PERMISSION FOR 4
DWELLINGS (ONE AFFORDABLE) ON THE SITE OF PRESTONS YARD,
LONGRIDGE ROAD, CHIPPING

320110833P

I. Introduction

This application is for the siting of 4 residential units within the village settlement of Chipping Village. The proposed houses will provide one affordable dwelling to comply with Policy H19 of the Ribble Valley Local Plan.

The design approach seeks to create buildings that will produce a better quality of housing stock whilst respecting and embracing the suburban nature of the surrounding local context



Extracted from Lancashire County Council Mario Mapping

Julia Pye
Hill Crest Farm, Startifants Lane, Chipping, PR3 2NP
Tel 01995 61878 / 07712658436
Email juliapye1@hotmail.com

II. Site Context

The application site is sandwiched between an existing housing development at Brookfield Court and the Roman Catholic Church of St Marys. Historically the site has been used for the applicants business in excess of 40 years and was used for parking of HGV Vehicles. A wooden building remains on site, this was the applicants work shop it is still utilised today for storage. To the rear of the site, the ground slopes dramatically, this land is laid to lawn and is used by the applicant as a allotment. This land has been maintained to the highest standards, and will remain gardens for the proposed properties.

Following a Pre Planning Enquiry with Mr Colin Sharpe from Ribble Valley Borough Council advise was given that a proposal which used the front of the site as the building line would be more appropriate rather than setting the developments back as per Brookfield Court. This advise has been taken on board, and the development will only be situated on the front of the site (highest point) and will face Brabins School.

The proposed new development will make a more efficient use of the site by increasing the occupancy and providing a high standard of residential accommodation. Buildings in the surrounding area are of a similar size and the dwelling will be designed to reflect the local vernacular .

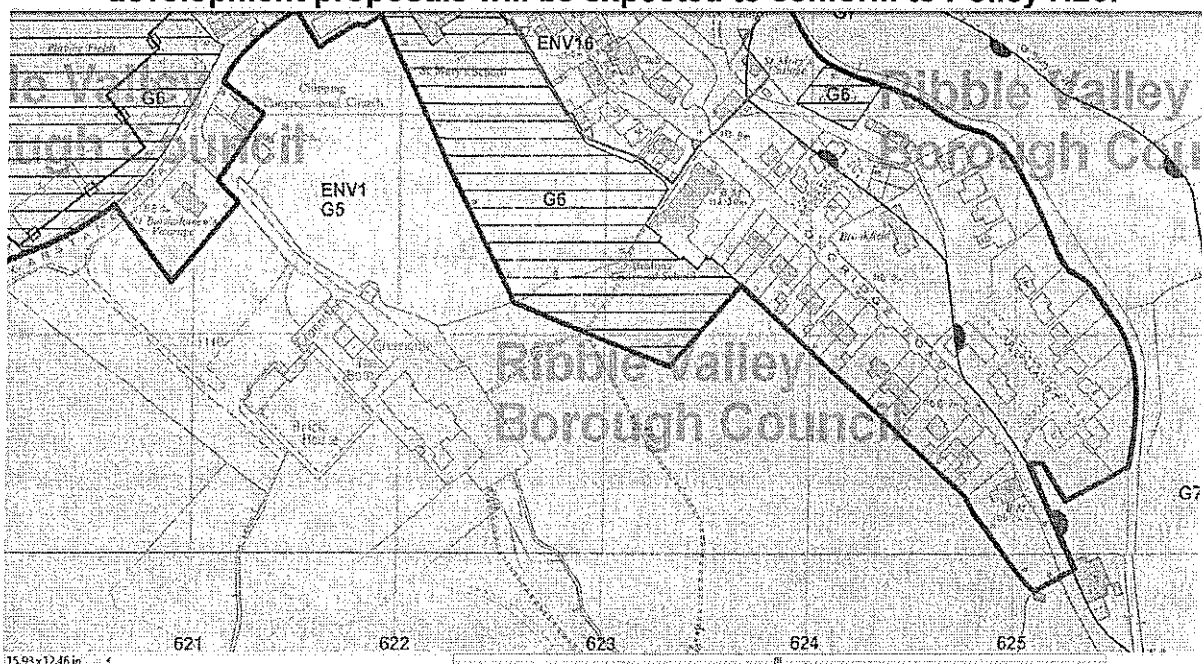
The proposed development for residential dwellings is located in an area close to local amenities and transport links. Therefore it is able to make use of existing community facilities and green spaces.

The development aims to increase the density of occupancy on the site. This increase in occupancy will help local businesses and also increase the use of nearby facilities e.g., Village Hall, Post Office, Pubs, Playing Fields, Park area as well as the local bus network.

Policy G4 of the Ribble Valley Districtwide Local Plan (Adopted June 1998) states the following

Within the Villages of Chipping, as defined on the proposals map, planning permission will be granted for the proposals falling within the following categories:

- a) The development of sites allocated in this plan
- b) The use of infill sites not defined as essential open spaces
- c) The Rehabilitation and re use of rural buildings (subject to further policies)
- d) Proposals which contribute to the solution of a particular local housing, social, community or employment problem. In the case of housing development proposals will be expected to conform to Policy H20.



Map taken from Ribble Valley Districtwide Local Plan Interactive proposals map

The map above clearly shows the application site is within the Village Boundary the site is not ear marked as essential open space, and although is not in the conservation area the site clearly boards it.

There is no current housing needs survey for Chipping Village, but in their recent Parish Plan Chipping Parish Council have identified the need for new housing to be built within the village.

In addition to this the Strategic Housing Market Assessment Report adopted by Ribble Valley Borough Council in 2008 states the following:-

The Chipping ward lies in the west of the borough. Terraced properties are the dominant type in this ward and owner occupancy is significantly higher than rental by 49%. Detached house prices in this ward are the most expensive in the borough costing an average of £474,362. The report goes on to state unsurprisingly Chipping ward has a poor income to house ratio in the borough with 68% of the population unable to purchase a property in the ward, even based on the lower quartile price in 2007. 4% of the ward are economically active with nearly 71% of these people travelling out of the borough for employment. 55% of families indicated a housing need and the majority of this housing need was for two parent families.

Although only one dwelling on the site is proposed as an 'affordable dwelling' the rest of the development will provide a good stock of housing which in comparison with other dwellings in the village should be more affordable to local residents. The development itself provides a modest size property with a mixture of 3 bed and 2 bed developments.

Policy H19 of the Ribble Valley Districtwide Local Plan states

The Borough council will promote the provision of affordable housing throughout the Borough in areas where a need is clearly identified. In main settlements identified in Policy G2 and villages referred to in Policy G3 and on allocated sites, this will be achieved by negotiating for the inclusion of a proportion of affordable housing in all new planning consents, including the renewal of lapsed consents, for suitable sites. This includes sites allocated in Policy H1 of the Plan.

In assessing the suitability of sites, the following factors, will be taken into account:-

- a) In settlements with a population of 3,000 or fewer the policy will only be applied to developments of 25 or more dwellings, or to any residential site of 1 or more hectares irrespective of the number of dwellings, and elsewhere to developments of 40 or more dwellings or residential sites, of 1.5 hectares or more**
- b) The proximity of local services and facilities and access to public transport; and**
- c) Whether there will be particular costs associated with development of the site and whether the provision of affordable housing would prejudice the realisation of other planning objectives that need to be given priority in development of the site.**

It is our intention to offer one affordable dwelling on a site which provides 4 units. This property will be sold at a reduction of the market housing price which will be arranged in a 106 agreement if permission is granted.

Julia Pye
Hill Crest Farm, Startifants Lane, Chipping, PR3 2NP
Tel 01995 61878 / 07712658436
Email juliapye1@hotmail.com

Density

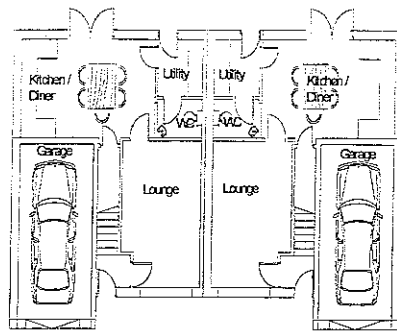
320110833P

The new development will increase the plot density to 4 semi detached dwellings. The new development will increase the occupancy of the site and allow housing not only for local residents or those who have had to move away due to the high house prices but also introduce new people to the local community. The increase in occupancy levels will have a positive effect on the community, increasing the use of local amenities and public transport.

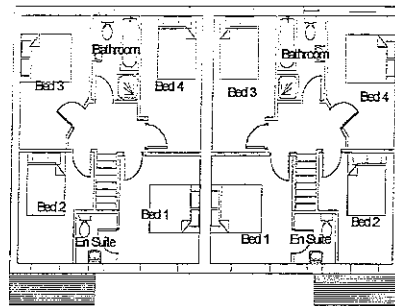
The scale of the proposed development is in keeping with the already built environment of Chipping Village and will not cause any detrimental impact to the street scene. The development would however match the existing properties in terms of plot coverage to ensure the development has no detrimental impact on the surrounding properties.

IV. Layout

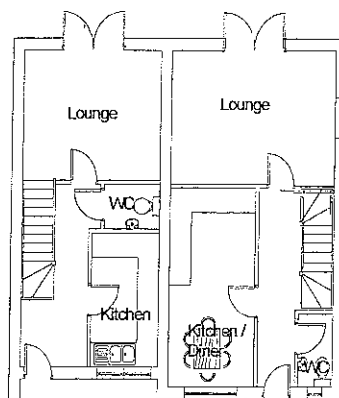
The layout of the proposed dwellings and access can be seen below



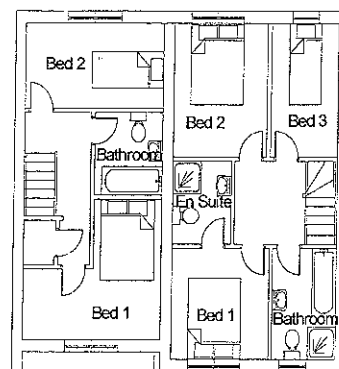
Proposed Layout Ground Floor



Proposed Layout First Floor



Proposed Layout Ground Floor



Proposed Layout First Floor

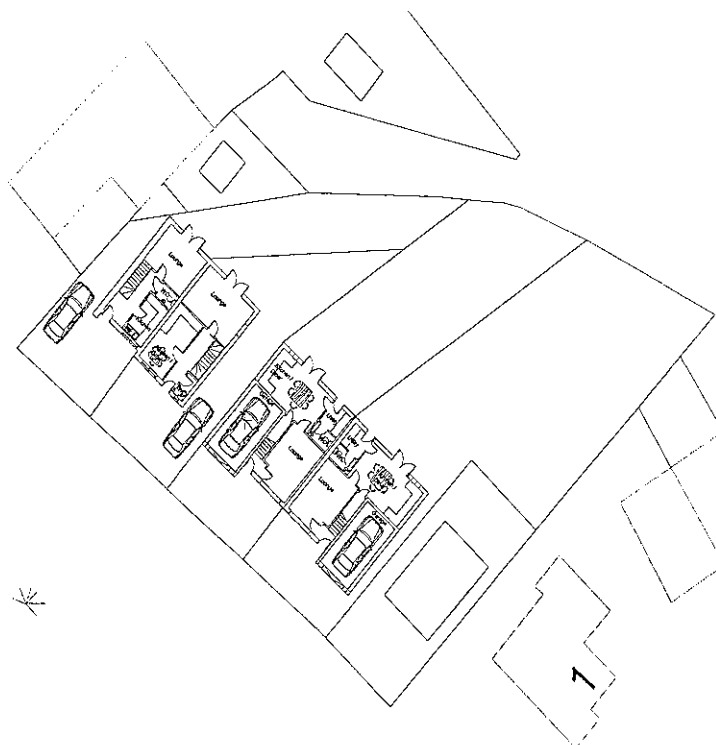
The proposed developments have been placed on site to utilize the existing space creating greatest room available for each individual property taking into account of existing trees within the site, and the guidelines set down in the Supplementary Guidance notes on spacing allowances for new dwellings, having particular attention to distance between elevations and overlooking issues. The existing properties at Brookfield Court will not be directly overlooked by these proposed properties

The scale of the development aims to enhance the surrounding area by blending with the adjacent buildings and conforming to local character. The proposed development will make certain that adjacent buildings are not overlooked by the development and houses within the development are not overlooked by each other.



IV Landscaping

The proposed site plan shows the main landscaping principles. The site will be divided to accommodate the curtilage of the new dwellings, garages and associated buildings.



Julia Pye
Hill Crest Farm, Startifants Lane, Chipping, PR3 2NP
Tel 01995 61878 / 07712658436
Email juliapye1@hotmail.com

The proposed development aims to enhance the surrounding area by blending in its appearance and massing with the existing properties on Longridge Road, in terms of plot size and coverage. The buildings scale is very similar to that of the neighbouring houses, ensuring that the local character is maintained. The rooflines of the proposed dwellings correspond and relate to the adjacent housing, ensuring the development does not become dominant within the local landscape.

Building materials that characterise the surrounding buildings include natural sandstone, render and timber window and door units. The proposed development will use materials to match the local style. The materials chosen will ensure that the development is as inconspicuous as possible and embraces the suburban nature of the local environment.

VI. Access

Access to the site will remain from the existing access on Longridge Road the access will be constructed from Tarmac to ensure no debris to the highway. The access will also be large enough to accommodate the modest flow of traffic to and from the site, to ensure highway safety.

VII. Conclusion

320110633P

The proposed development increases the efficiency of the site and therefore making the site more sustainable. The proposed development improves the usage of the infill site, by creating 4 semi detached dwellings.

The development is very accessible by all modes of transport with good transport links to major towns and cities.

The good accessibility and increase in occupancy at the site will help to improve local infrastructure. The increase in occupancy will also increase public utilities and local service usage and add to the local community.

The development has been designed to be as sympathetic to the local environment as possible.