



RIBBLE VALLEY
BOROUGH COUNCIL

16 OCT 2011

FOR THE
ATTENTION OF

For office use only

Application **020110893 P**

Date received

Fee paid £

Receipt No:

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

Application for Outline Planning Permission with all matters reserved. Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council'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:	MR	First name:	FRANCIS PHILIP
Last name:	CHERRY		
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:	TROUT COTTAGE		
Address 1:	KNOWLES BROO		
Address 2:	STONYHURST		
Address 3:			
Town:	CLITHEROE		
County:	LANCS		
Country:	ENGLAND		
Postcode:	BB7 9PP		

2. Agent Name and Address

Title:		First name:	
Last name:			
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

3. Description of the Proposal

Please describe the proposal:

OUTLINE PLANNING PERMISSION FOR ONE DWELLING
SITUATED ON THE OLD CAR PARK AT HODDER PLACE
STONYHURST CLITHEROE LANCS BB7 9PP

3. Description of the Proposal (continued)

Has building or works already been carried out?

☐ Yes

☒ No

If Yes, please state the date when building or works were started (DD/MM/YYYY):

(date must be pre-application submission)

Have the works been completed?

☐ Yes

☒ No

If Yes, please state when the works were 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:

OLD CAR PARK

Address 1:

HODDER PLACE

Address 2:

STONYHURST

Address 3:

Town:

CLITHEROE

County:

LANCS

Postcode (optional):

BB7 9PP

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

Easting:

et

Northing:

Description:

OLD CAR PARK / PLAYGROUND

5. 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

☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes

☒ No

☒ Unknown

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing watercourse

☒ Soakaway

☐ Pond/lake

☐ Main sewer

☐ Unknown

6. 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).

Please tick if the full contact details are not known, and then complete as much as possible:

☐

Officer name:

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes

☐ No

If Yes, please provide details:

SEE ATTACHED LETTER

8. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council?

☐ Yes

☒ No

If Yes, please provide details:

9. Site Area

Please state the site area in hectares (ha)

1/2 acre 0.2 ha

10. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☒ Yes☐ No**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐					☒	1
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Total proposed residential units (A + B + C + D) =

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Total existing residential units (E + F + G + H) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

11. 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

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)	Unknown	Total gross internal floorspace proposed (including change of use) (square metres)	Unknown	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 Please specify	☐			☐		☐	
	☐			☐		☐	
Total							

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	Unknown	Total rooms proposed (including changes of use)	Unknown	Net additional rooms
C1	Hotels	☐		☐		☐	
C2	Residential Institutions	☐		☐		☐	
Other	Hostels	☐		☐		☐	

12. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees				

13. 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

14. 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 ☐ Unknown

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)	Unknown	Maximum capacity in tonnes (or litres if liquid waste)	Unknown
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.

15. Existing Use

Please describe the current use of the site:

OCCASIONAL CAR PARK

Is the site currently vacant? ☒ Yes ☐ No

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

PLAYGROUND

When did this use end (if known)? DD/MM/YYYY

1973 Approx (date where known may be approximate)

Does the proposal involve any of the following:

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

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. 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 (General Development Procedure) Order 1995 Certificate under Article 7

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):

[Redacted Signature]

[Redacted Signature]

26-10-2011

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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):

[Redacted Signature]

[Redacted Signature]

[Redacted Date]

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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:

[Redacted Steps Taken]

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):

[Redacted Newspaper Name]

On the following date (which must not be earlier than 21 days before the date of the application):

[Redacted Date]

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Redacted Signature]

[Redacted Signature]

[Redacted Date]

16. Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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*) 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):

AGRICULTURAL HOLDINGS CERTIFICATE**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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:

Date (DD/MM/YYYY):

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):

17. 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.

A completed and dated application form with 3 copies:

☐

The correct fee:

☐

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:

☐

3 copies of a design and access statement:

☐

3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):

☐

3 copies of other plans and drawings or information necessary to describe the subject of the application:

☐

3 copies of the completed dated Ownership Certificate (A, B, C, or D - as applicable):

☐**18. 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):

26.10.2011

(date cannot be pre-application)

19. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

20. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

21. 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:

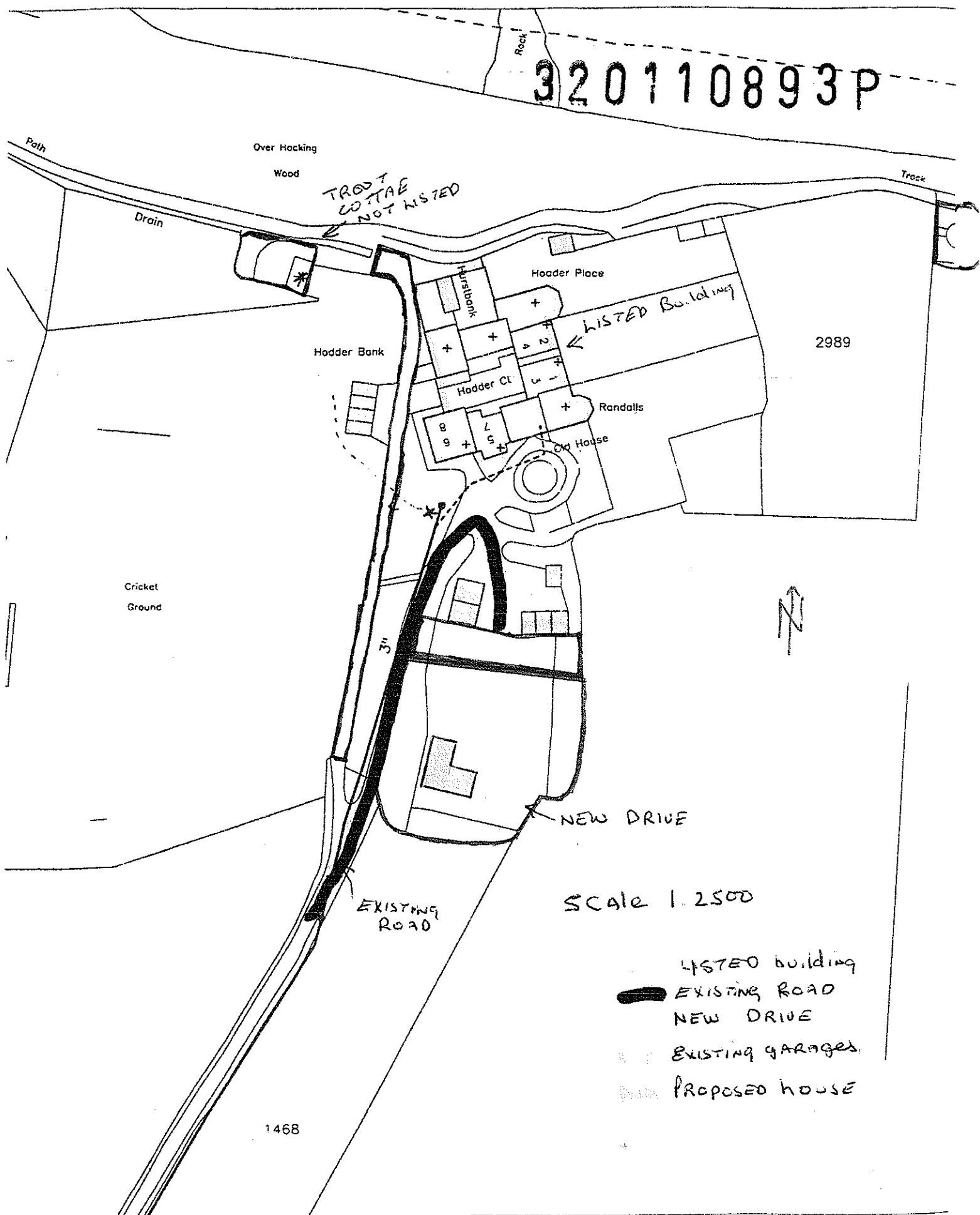
Contact name:

Telephone number:

Email address:

TROUT COTTAGE, HODDER COURT, STONYHURST

320110893P



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?

We have considered the fact that the dwelling will be sited near other buildings in the countryside. We have advised the neighbours of our plans & have received favourable responses by almost all of the residents.

Use

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

The house will be for the use of myself & my wife.
The new development will free up a 1 bed cottage in the area.

Amount

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

See enclosed plan.

Layout

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

We wish to make use of the Southern aspect of the site to get full use of solar gain & minimize the impact on the rest of the south side Hodder Place.

Scale

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

Large site see attached plan dwelling to take up

small footprint

Upper Height 8.3 metres length 18 metres Width 18.5 metres
Lower limit Height 5.8 metres length 15 metres Width 15.5 metres

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?

Extra trees & shrubs to be planted to further screen the dwelling from South Side Hodder Place etc.

Appearance

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

Dwelling to be along the lines of a "lodge" type 1 1/2 storey's high incorporating stone work, glass etc.

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

Access by private road which leads to Hodder Place plus new drive (as plan).

The previous planning application for the original conversion of Hodder Place itself was for 15 units

13 units developed so we do not anticipate any access problem

Mr & Mrs F.P. Cherry
Trout Cottage
Knowles Brow
Stonyhurst
Clitheroe
Lancs
BB79PP
Tel 01254826857E mail. Cherryphilju@aol.com

25 October 2011
Planning Officer
Ribbles Valley Council
Council Offices
Church Walk
Clitheroe Lancs
BB72RA

Dear Sir

Please find enclosed our Outline Planning Application for a dwelling on the old car park at Hodder Place.Stonyhurst Clitheroe Lancs.

Our Planning application deals with a proposal to build on a brown field site which is the old farmac carpark and playground of Hodder Place old school which was the Prep School for Stonyhurst College and was renovated approx 30 years ago into 13 units creating a small settlement.

This original building was Grade 2 Listed after the renovation approx 1985

It would be our intention to build on the southerly side of the site away from the original building

We would like to build an eco-house with high levels of insulation making use of Passive Solar , PV Panels, Solar Panels and Ground source heat pump.

You will see from the Plan enclosed that there are Garages built between the original School and the plot

It would be our intention to enter the plot from the southern side marked yellow on the plan and screen the original entrance marked blue between the garages.

Thereby reducing the impact for the residents on the south side of Hodder Court.

We envisage the building being faced in stone to be in keeping with the existing properties.

If we were able to obtain Planning permission we would immediately start building using local tradesmen which would create work and wealth within the area.

When completed and we moved in that would free up Trout Cottage which is a 1 bedroom property ideal for older residents who wish to live in the countryside.

As regards the Neighbourhood consultation .

We have consulted with the 15 properties in the immediate vicinity and Stonyhurst Estate and have received substantial support for the development.

Yours faithfully
Philip and June Cherry