



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA

Tel: 01200 425111

www.ribblevalley.gov.uk

For office use only

Application No

Date received

Fee paid £

Receipt No:

320110930P

Application for Outline Planning Permission with all matters reserved. 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: MR First name: GRAEME
Last name: LUXTON
Company (optional):
Unit: 8 House number: 8 House suffix:
House name: THOMASON FOLD
Address 1: EDGORTH
Address 2:
Address 3:
Town: BOLTON
County: LANCASHIRE
Country: UK
Postcode: BL7 0PD

2. Agent Name and Address

Title: MR First name: ANDREW
Last name: LUXTON
Company (optional): GL CONSULTANCY
Unit: 5 House number: House suffix:
House name:
Address 1: DYLAN-HARVEY
Address 2: BUSINESS CENTRE
Address 3: DAVYFIELD ROAD
Town: BLACKBURN
County: LANCASHIRE
Country: UK
Postcode: BB1 2QY

3. Description of the Proposal

Please describe the proposal:

The demolition of existing building
& replacement with 1 Detached
dwelling.

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: The Village Hall

Address 1: Franklin Hill

Address 2: Brockhall Village

Address 3:

Town: Blackburn

County: Lancashire

Postcode (optional): BB6 8AY

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

Easting: Northing:

Description:

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

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Existing watercourse

☐ Soakaway ☐ Pond/lake

☒ Main sewer

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:

Graeme Thorpe

Reference:

RV/2011/ENQ

Date (DD/MM/YYYY):

(must be pre-application submission) 11.07.11

Details of pre-application advice received?

The proposal on this site for one dwelling is acceptable in principle

7. 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

If Yes, please provide details of the name, relationship and role

8. Site Area

Please state the site area in hectares (ha)

9. 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

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Proposed Housing

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

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)=							0

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):

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10. 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 tradeable 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	☐	154	154	☐		☐	
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		☐		☐		☐	
Please Specify		☐		☐		☐	

11. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	0	0	0
Proposed employees	0	0	0

12. Hours of Opening

N/A

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
A1				

13. 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:

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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 annual operational throughput 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.

14. Existing Use

Please describe the current use of the site:

Is the site currently vacant? ☒ Yes ☐ No

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

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

Does the proposal involve any of the following?

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

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

15. 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

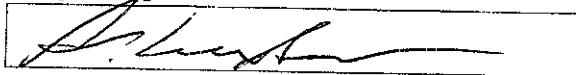
I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)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

Name of Owner	Address	Date Notice Served
H. Hitman	Brockhall Village	

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



09.12.2011

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):

15. Ownership Certificates (continued)**320110930P****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):

--	--	--

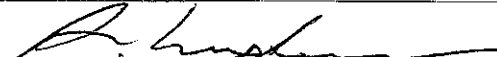
16. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12****Agricultural Land Declaration - You Must Complete Either A or B**

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

		09.12.2011
--	---	------------

(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):

--	--	--

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.

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):



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):

[Redacted Signature]

A. Luxton

09.12.2011

(date cannot be pre-application)

19. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

[Redacted]

[Redacted]

[Redacted]

Country code:

Mobile number (optional):

[Redacted]

[Redacted]

Country code:

Fax number (optional):

[Redacted]

[Redacted]

Email address (optional):

[Redacted]

20. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

[Redacted]

01254 433 436

[Redacted]

Country code:

Mobile number (optional):

[Redacted]

[Redacted]

Country code:

Fax number (optional):

[Redacted]

[Redacted]

Email address (optional):

a.luxton@live.co.uk

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:

Andrew Luxton

07530597093

Email address:

a.luxton@live.co.uk

Partners:

Caroline E James BSc (Hons) MRICS
Peter M. Cootney BSc (Hons) MRICS FRICS
Michael J. Deane BSc (Hons) MRICS
Jason B. (Reynolds) BSc (Hons) MRICS

Consultant Partner:

Trevor M. Dawson FRICS



www.tdawson.co.uk

320110930P

16th November 2011

H Hitman Esq
Apartment 804
24 Church Street
MANCHESTER M4 1PE

18 Richmond Terrace
Blackburn
BB1 7BL
Tel: 01254 681133
Fax: 01254 663844

CEJ LMH 9936
Email cjames@tdawson.co.uk

Dear Harry

THE VILLAGE HALL, BROCKHALL VILLAGE

I refer to our recent telephone conversation and have pleasure in confirming the details of our marketing campaign

This commenced in October last year with the erection of a board and full particulars based on the availability of A1 and B1 uses, together with the immediate past use, D2.

The property was marketed at a price of £245,000 and I confirm that four viewings were undertaken but no suitable written offers came forward at an acceptable level

The general feeling from applicants was that commercial uses in this location were marginal because of the lack of passing traffic, and the fact that it was a single, stand alone property

I trust that this is all you require for your present purposes but if I can be of any further assistance please do not hesitate to contact me

Yours sincerely

A handwritten signature in cursive script, appearing to read 'Caroline', written in dark ink.

CAROLINE E JAMES BSc (Hons) MRICS



Also in E-mail

3201109302

Proposed change of use from Village Hall from office use to residential use.

Planning Statement.

This site lies within the GDA of Brockhall Village development and as such falls under policy G4. The parcel of land in question lies within a series of parcels of land, given outline approval for residential development in the past and was also included in a schedule of sites VP3.

This building had become the Village Hall for the development. However it is well documented that the building was never used for such purposes and was used as a sales office for the development.

Since that time it has laid empty as nobody wanted to take on the responsibility of its running and management.

In October 2010 a proposal was approved (2010/0544) for the change of use from a Village Hall D2 to office use B1. Since that time an agent has been employed to actively market the building as offices but there has been no interest.

Whilst the original plans for the village contained employment use, none of these proposals have really taken route other than the developments carried out by Blackburn Rovers F.C.

Indeed most recently the land immediately adjacent to the Village Hall, the site of the former Maintenance Depot, was also consented to a change of use too two residential units (2011/0087 & 2011/0088). These were similar to this enquiry in that it could clearly be seen that unless a change of use was granted that the area in question would just become an unused area within the heart of what is primarily a residential area.

The site lies within the village perimeter of Brockhall Village and as the proposal is only for a single dwelling, there is no requirement under AHMU for the dwelling to be affordable.

1. Site description

The application site is presently occupied by a steel-frame building that is brick clad and has a significant area of hard standing to the front of it. At the rear of the site there are large mature trees that act as a screen and to the north of it a new screen of planting is to be provided as a result of the permissions granted on the adjacent site referred to above. The plot itself has a long established access point onto Franklin Hill.

Whilst it would be possible to convert the existing building, the approval for the afore mentioned adjacent plots have in our view significantly altered the building line and we consider it prudent therefore to demolish the existing structure and provide the new residence in line with this new established building line.

By consenting to a single detached residence in this location rather than an office use would remove a significant number of car parking spaces outside purely residential usage and would also significantly reduce the number of vehicle movements in the future through the village and in particular past the nursery and children's playground.

2. The proposal

- The plot itself is a self contained detached plot and the siting of the proposed property would not impede on any lines of site at the road junctions and any subsequent approval could be conditioned for this.
- The boundary of the site goes to the bottom of the embankment and does not therefore impede on the area that was provided for landscaping management & maintenance of open space on approval Nr 3/99/0198 and the attached section 106 agreement.
- The proposed property would be of a type and style in-keeping with the approved properties next door and the intention would be to place a live-to-work provision on the property as had been done with the others.

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- The house would be two stories in height with garage to the side to provide separation from the aforementioned new houses. The proposal for garaging for two vehicles with ample driveway and hard standing would allow vehicles to enter and leave the site in a forward gear which complies with the requirements of policy G1.
- As can be seen from the proposed plan, the location of the building does not impede within the RPZ's of the trees but it could be conditioned that the approval is subject to the house being mini-piled if that was considered necessary to prevent any potential damage to the trees.
- The proposal is consistent with the principle of housing development and the site is clearly an infill site that is not an essential open space.

This proposal clearly complies with all the policies of Brockhall Village GDA and should therefore be considered for approval.

October 2011.