



RIBBLE VALLEY
BOROUGH COUNCIL

06 DEC 2011

For office use only

Application No: 320111032 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 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:	Peter	Surname:	Street
Company name:					
Street address:	C/O Agent		Telephone number:	Country Code	National Number
					Extension Number
Town/City:			Mobile number:		
County:			Fax number:		
Country:			Email address:		
Postcode:					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Barry	Surname:	McMahon
Company name:	Modulus Associates				
Street address:	23 Gleneagles Drive		Telephone number:	Country Code	National Number
	Brockhall Village				Extension Number
	Old Langho		Mobile number:		
Town/City:	Blackburn		Fax number:		
County:	Lancs		Email address:		
Country:	UK				
Postcode:	BB6 8BF		barry@modulusassociates.co.uk		

3. Description of the Proposal

Please describe the proposal:

Proposed "Log Cabin" style Holiday Lodges

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: WHINS LODGE
Street address: WHALLEY OLD ROAD
LANGHO
Town/City: BLACKBURN
County:
Postcode: BB6 8DU

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

Easting: 371253
Northing: 433874

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 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

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):

Officer name:

Title: Mr First name: Colin Surname: Sharpe

Reference:

Date (DD/MM/YYYY): 05/07/2011 (Must be pre-application submission)

Details of the pre-application advice received:

Possible resistance from Countryside officer. Site in Green Belt. Alterations to junction of Old Nab Road and Whalley Old Road may assist application.

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

8. Site Area

What is the site area? 00.40 hectares

9. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

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

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	0.0	0.0	300.0	300.0
Total		0.0	0.0	300.0	300.0

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
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11. 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	3	1

12. 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	

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:

None

Is the proposal for a waste management development?

☐ Yes ☒ No

14. Existing Use

Please describe the current use of the site:

Vacant agricultural field

Is the site currently vacant? ☒ Yes ☐ No

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

Possible grazing land

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. 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

16. 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

16. 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

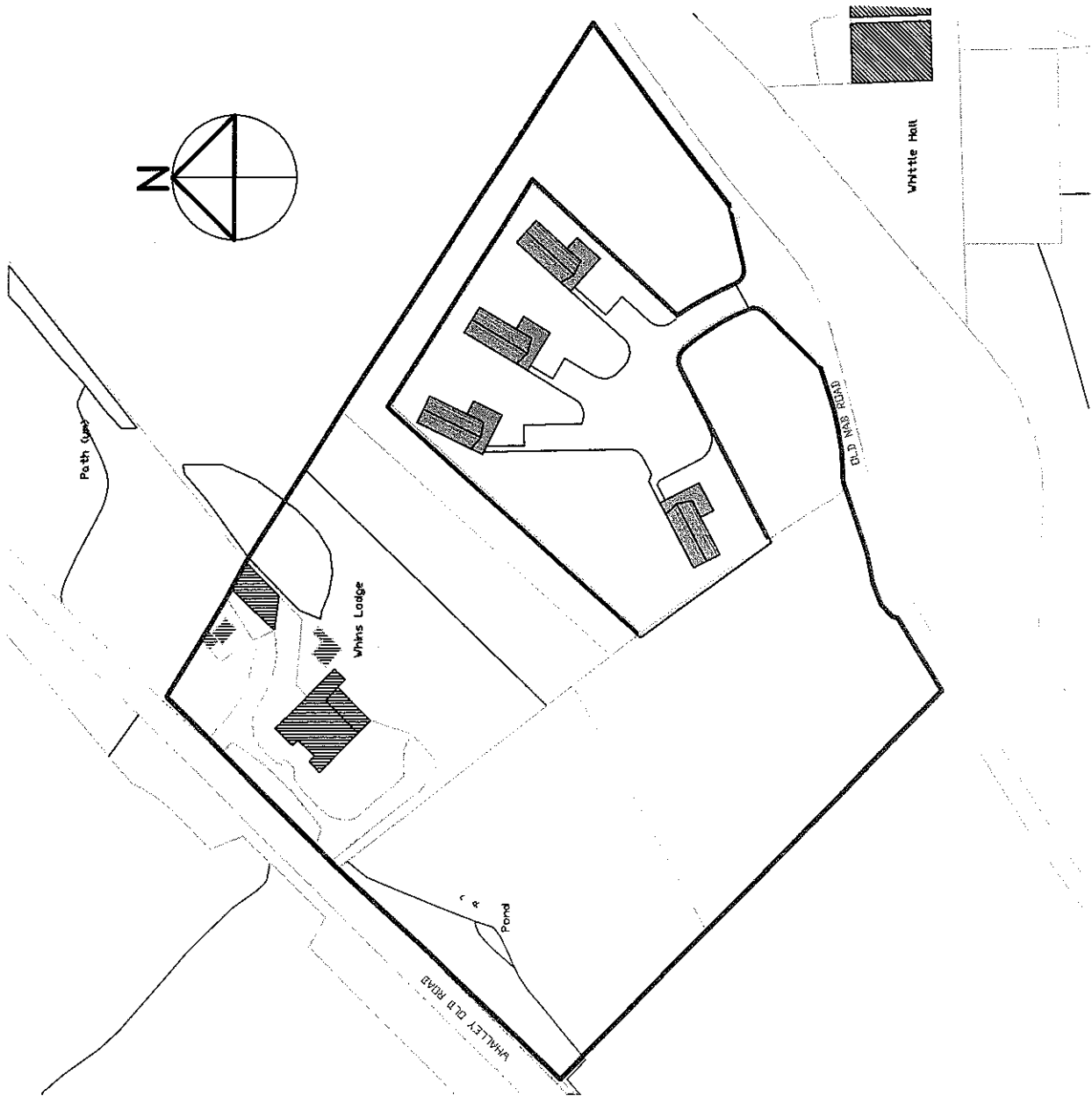
17. Declaration

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



Date

320111032P



Location Plan @ 1:1250

320111032P modulus

architecture • surveying • restoration

23 Gleneagles Drive Brockhall Village, Blackburn BB6 8BF

telephone 01254 240865 mobile 07975 652903 email enquiry@modulusassociates.co.uk

Design and Access Statement

Proposed Holiday Lodges at Whins Lodge, Whalley Old Road, Langho. BB6 8DU

Introduction

Outline Planning Permission is being sought for Holiday Lodges at land belonging to Whins Lodge, Whalley Old Road, Langho

This document is to be read in conjunction with the application form and drawing no 1109-01-01-A. The aforementioned drawing shows a suggested layout of the application site together with suggested plans, elevations and sections. The exact layout and design of the Lodges will only be determined following a successful determination of this application.

The Property

Whins Lodge is situated on Whalley Old Road to the North-East of York Village, in the direction of Painter Wood.

The house and gardens occupy only around 25% of the land in title with the property. A further 50% is currently uncultivated and un-used field, with the remaining 25% being a small wooded area. The total area of land in title with the property is around 1.6 Hectares (4 Acres).

The property is bounded to the North West by Whalley Old Road, to the North East by "Open Chair Common", to the South East by Old Nab Road and to the South West by open fields.

There are 2 existing access gates to Whins Lodge from Whalley old Road and one access gate to the fields from Old Nab Road.

The Proposals

It is proposed that a small number of Holiday Lodges will be built in the field to the South-East of Whins Lodge, accessed from Old Nab Road. The boundary of the development will be fenced and will enclose an area of approximately 0.4 Ha

Design

It is envisaged that the Holiday Lodges will be constructed of natural timber in a "log cabin" style. Each lodge will have car parking for 2 cars and will be screened by a landscaping design comprising low to medium height shrubs. The landscape screening will offer privacy to the occupants of the

Lodges and the residents of the Whins Lodge whilst also reducing the visual impact from Old Nab Road.

Whins Lodge is currently well screened from the field to the South East. As well as providing privacy to Whins Lodge from the proposed Holiday Lodges, this screening also prevents the proposed Lodges from being seen from Whalley Old Road. The Holiday Lodges would only be visible from Old Nab Road.

Access

The access to the Holiday Lodges will be from Old Nab Road only. A gate currently exists to the more westerly of the (separately fenced) two fields, although the position of this is not thought to be suitable for providing a safe access to the Lodges. It is therefore proposed that a new access is to be created in a position offering better visibility

Old Nab Road is single track, although it takes a reasonable amount of traffic to the farms and riding/livery stables in the immediate vicinity as well as to the regular Motorsports events held on neighbouring land. It is proposed that the new access to the field would also be constructed so as to provide a safe "passing-place" for other users of the road.

Safe access and the ability to turn vehicles around will also be a consideration when laying out the Lodge designs.

Environmental and Visual Impact

Prior to commencement of any works, Environmental and Bio-Diversity Studies will be conducted on the site. The findings of this report will be submitted to Ribble Valley Borough Council

Existing mature trees will be incorporated into the scheme.

The visual impact of the Holiday Lodges will be minimised by:

1. The advantageous use of the existing land contours to ensure that the Lodges do not interrupt the view from Old Nab Road.
2. The use of natural materials in the construction of the Lodges
3. The provision of low to medium level planted screening around the Lodges.
4. The maintenance of the existing high level screening already around the site

Additional Information

It is understood that the owner of Whittle Hall has recently been granted permission for the provision of Holiday Cottages, and that a condition of that approval is to improve the sight lines at the junction of Old Nab Lane and Whalley Old Road. It is considered that this improvement will also benefit the above proposal

B. McMahon 05/10/2011

Photos continued>

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^ View of Whins Lodge from Whalley Old Road

^ View of screening to rear of Whins Lodge from Whalley Old Road



^ View of wooded area looking back towards Whins Lodge, from Whalley Old Road.

^ View of gardens to South West of Whins Lodge, from Whalley Old Road.



^ View of gardens to North East of Whins Lodge, from Whalley Old Road.

9521



^ View from Old Nab Road across site of proposed Holiday Lodges to Whins Lodge



^ View South West along Old Nab Road



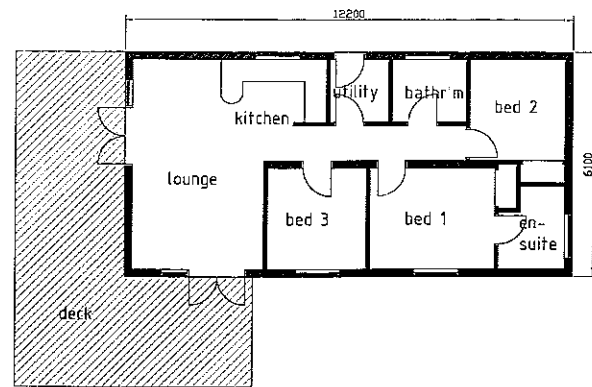
^ View North East along Old Nab Road



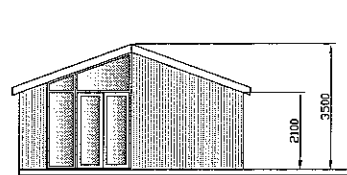
^ View from existing field access gate on Old Nab Road towards Whins Lodge



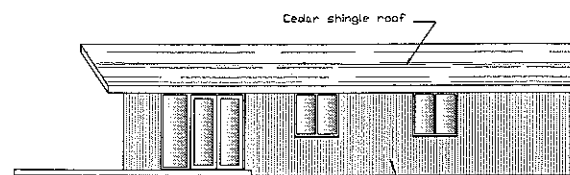
^ View North East across site of proposed Holiday Lodges



Floor Plan



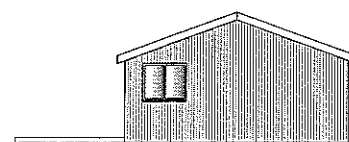
Front Elevation



Side Elevation

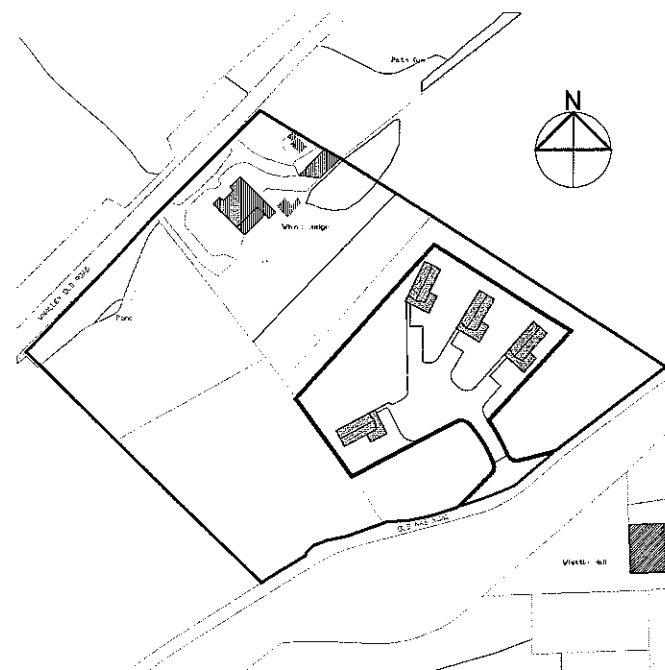


Side Elevation

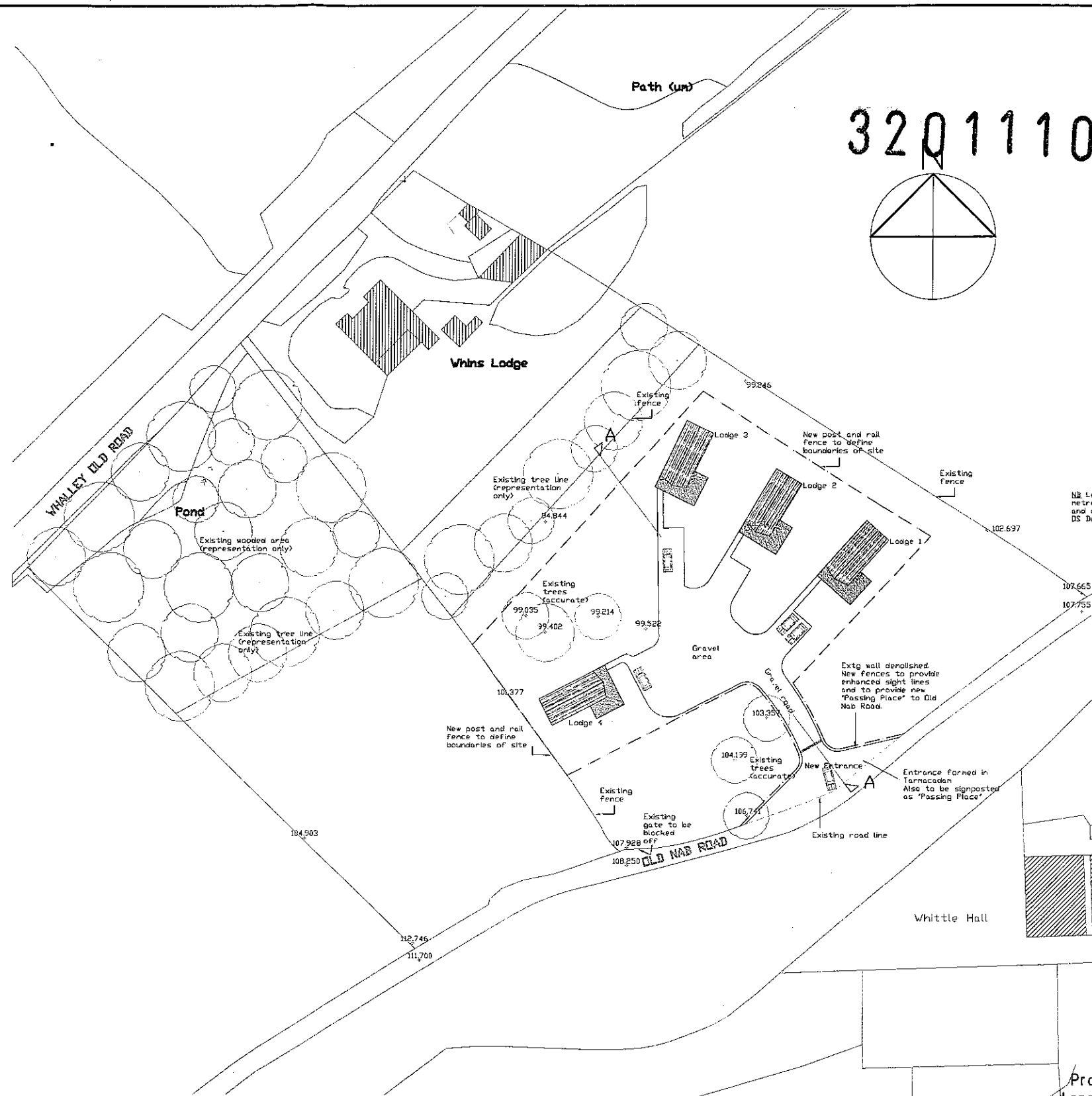


Rear Elevation

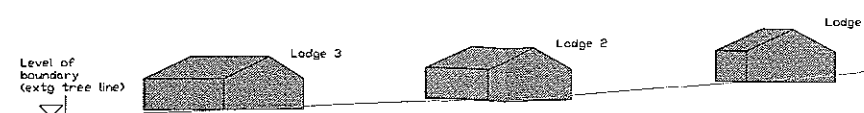
Suggested Typical Plans & Elevations of Lodges @ 1:100



Location Plan @ 1:1250

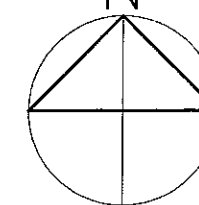


Site Plan @ 1:500



Approximate Section Thro' Line A-A Looking North-East @ 1:250

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NS Levels shown are in metres, are independent and do not relate to OS Datum

Client:
Mr Peter Street
Project:
Proposed Holiday Lodges
Land Adjacent Whins Lodge
Whalley Old Road
Langho
Sheet:
Plan, Elevations, Section

modulus

architecture • surveying • restoration
23 Gleneagles Drive
Brockhall Village
Blackburn BB6 8BF
01254 240865 / 07975 652903
enquiry@modulusassociates.co.uk

scale: As Shown @ A1

date: Sept 11

drawn: BM

dwg no: 1109-01-01

rev: A