



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No.

320111075 P

Date received

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:		First name:		Surname:	
Company name:	Jacksons Haulage				
Street address:	C/o Agent				
Town/City:					
County:					
Country:					
Postcode:					
Telephone number:					
Mobile number:					
Fax number:					
Email address:					
Are you an agent acting on behalf of the applicant?					
					☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Alan	Surname:	Kinder
Company name:	Avalon Town Planning				
Street address:	2 Reedley Business Centre Redman Road				
	Reedley				
Town/City:	Burnley				
County:	Lancashire				
Country:	United Kingdom				
Postcode:	BB10 2TY				
Telephone number:					
Mobile number:					
Fax number:					
Email address:					
planning@avalontp.co.uk					

3. Description of the Proposal

Please describe the proposed development including any change of use:

Erection of a trade warehouse building

Has the building, work or change of use already started?

☐ Yes ☒ No

1901755328

4. Site Address Details

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

Description:

House:		Suffix:	
House name:	Jacksons Haulage		
Street address:	Salthill Industrial Estate		
	Lincoln Way		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 1QD		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	375126		
Northing:	442245		

5. Pre-application Advice

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

☐ Yes ☒ No

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

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

Portal design, brick work and metal cladding

Roof - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

Metal Cladding

Windows - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

Uvpc

9. (Materials continued)

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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:

DAS
JACKS/02 Dwg1
JACKS/02 Dwg3

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	18	18
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:

Haulage Yard

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

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

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	294.0	294.0
Total		0.0	0.0	294.0	294.0

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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19. Employment

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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	2

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	
Other	08.00	18.00	08.00	16.00			☐

21. Site Area

What is the site area?

00.12

hectares

22. Industrial or Commercial Processes and Machinery

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

N/a

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

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

☐ Yes ☒ No

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

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate 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: Mr First name: A Surname: Kinder

Person role: Agent Declaration date: 21/12/2011 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

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

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding ☒(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: A Surname: Kinder

Person role: Agent Declaration date: 21/12/2011 ☒ Declaration Made

26. Declaration

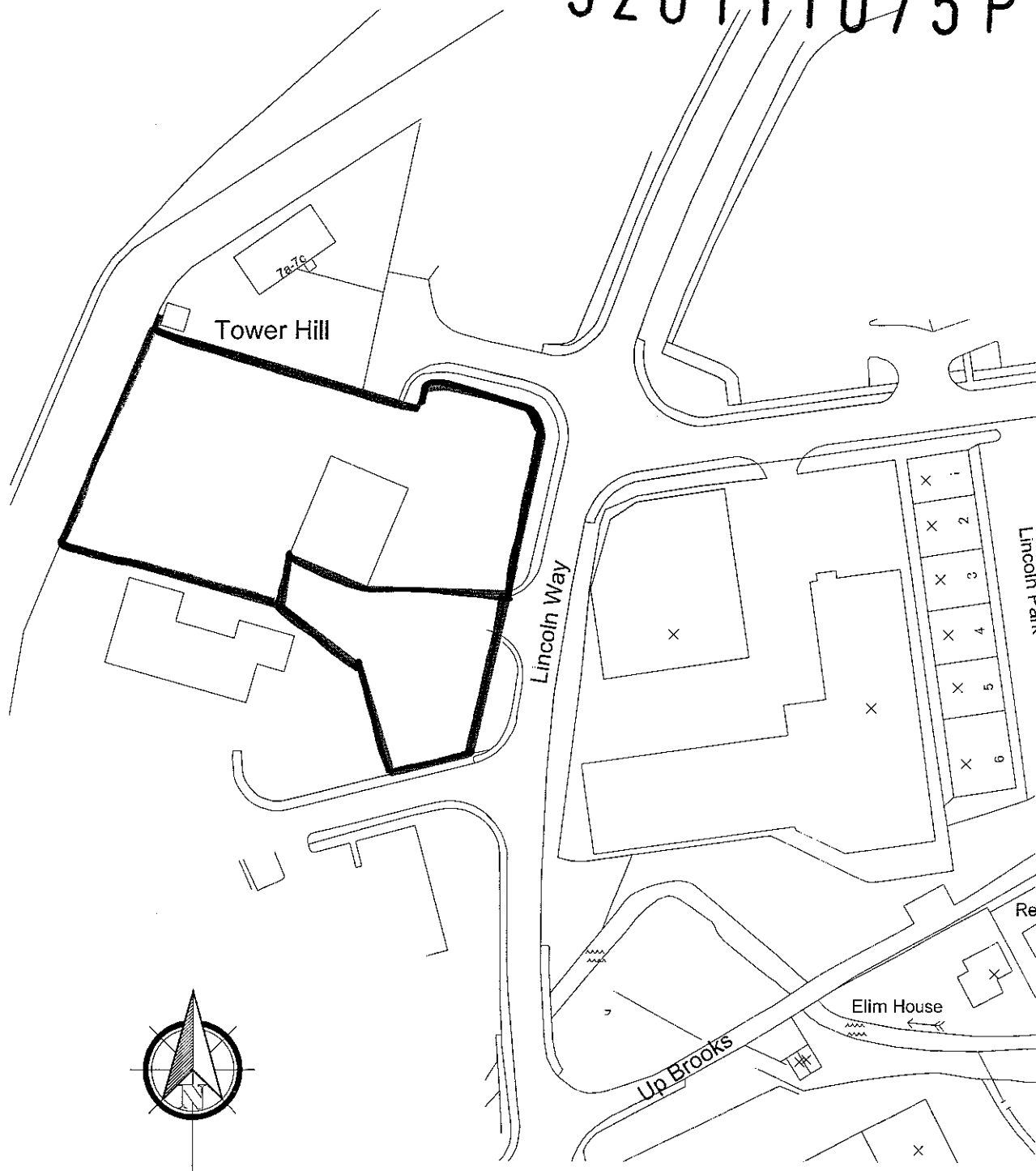
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information



Date 21/12/2011

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LOCATION PLAN

Site: Proposed Development
Land at Salthill Industrial Estate
Clitheroe

Client: Mr Jackson

Drawn: RJ

Date: 21.12.11

Scale: 1:1250 @ A4

Project No: JACKS/02 Dwg 01

Amendments:

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.
All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings, if in doubt ask.
Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval.

Avalon



Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 **Fax:** 01282 451666

Web: www.avalontp.co.uk Email: planning@avalontp.co.uk
2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

DESIGN AND ACCESS STATEMENT**SITE: JACKSONS HAULAGE, SALTHILL INDUSTRIAL ESTATE, CLITHEROE****PROPOSAL: FULL APPLICATION FOR THE ERECTION OF A TRADE WAREHOUSE BUILDING****1 ASSESSMENT**

- 1.1 The application site fronts onto Lincoln Way approximately 100m north of its junction with Taylor Street. As such it lies to the east of Clitheroe town centre but within the urban boundary; land in the vicinity is primarily in industrial and other commercial uses with some residential property a short distance to the west. The present use of the site is wholly for the purposes of a haulage yard and Building B on the submitted plans presently exists in the centre of the site.
- 1.2 The intention is to retain the haulage business on site but in a severely scaled down form with only six tractor units and six trailers operating from the site. These would park over night with three vehicles within the repair building itself with the remaining three vehicles and trailers parked in designated spaces at the rear of the existing building. The intention is then to develop the remainder of the site for a range of new buildings and uses with Building A being constructed to form three B1 industrial units, Building C as a trade warehouse and the building D as a second trade warehouse being the subject of the current application. Outline planning consent for the development in the manner proposed was granted in March last year under reference 3/2010/0010.
- 1.3 Policies in the Development Plan are informed by government advice detailed in Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs). The Development Plan includes the North West of England Plan Regional Spatial Strategy to 2021 approved in September 2008 (RSS) and policies saved from the Ribble Valley Districtwide Local Plan. A number of saved policies in the Ribble

Valley Districtwide Local Plan are applicable including G1, G2, EMP5, S3, EMP7 and T7

2 INVOLVEMENT

- 2.1 The site already has the benefit of extant outline consent for the development of 2 trade warehouses and 3 B1 industrial units however since the grant of planning consent the client has secured additional land and now seeks detailed planning permission for the development of one of the trade warehouses albeit at a slightly different size and orientation to that previously granted in outline form. Given the sites history and its location within an established industrial area then the formulation of this scheme has not necessitated engaging in pre application advice with officers.

3 EVALUATION

- 3.1 As a result of the current economic down turn there has been a need to review the operational requirements of the business which currently operates from the site which will inevitably result in significant downsizing in order to survive the current recession. As a result the site's owners have realised that the site would be totally underutilized and have therefore seized the opportunity to redevelop sections of the site for alternative commercial uses in order to provide additional income.
- 3.2 Subsequent to the purchase of additional land the decision has been taken to commit to the development of the first of the trade warehouses shown on the submitted plans as building D which will be regarded as a first phase to the overall development of the site as a whole

4 DESIGN

- 4.1 When planning permission was originally granted in outline form all matters were determined with the exception of landscaping as such the buildings were to be of portal frame design with brick work to the height of 2.2m with metal cladding to the upper walls and roof.
- 4.2 The detailed design of the application building adopts a similar design philosophy to

the extant outline planning consent however given that this building is on the entrance to the site it was felt appropriate to upgrade the external appearance with the incorporation of areas of glazing to improve the overall visual appearance but in other respects the design principles remain the same

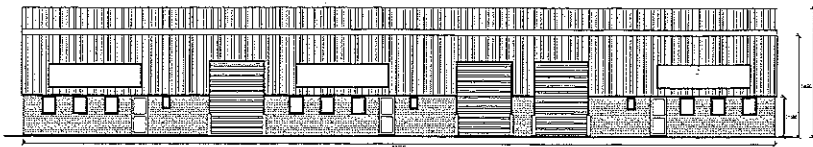
- 4.3 The overall dimensions of the building are 23m in length x 12.5m in width with a height to eaves of 5.48m and a height to ridge of 6.6m.
- 4.4 The area outside the building has been laid with an amended loading facility and car parking arrangements both sufficient to serve the needs of the site in line with county standards.

5 ACCESS

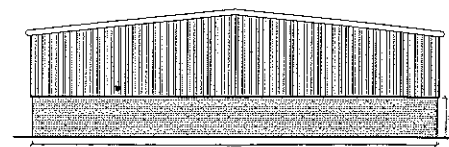
- 5.1 The site is within relatively close proximity of a bus route and also within walking distance of Clitheroe Interchange and the local highway network is also able to cope with the likely volume of vehicular movements generated. This and the scale of the off-street parking provision should be to the satisfaction of the Highway Authority. From the parking areas level access is provided into the unit.

December 2011

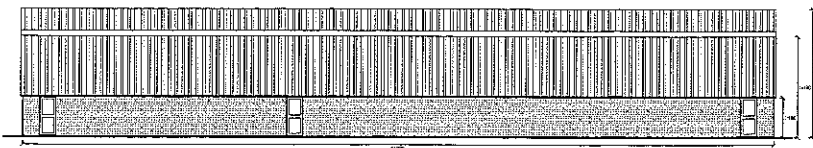
Unit A - 900m²



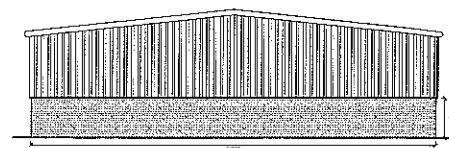
Elevation A - Scale 1:200



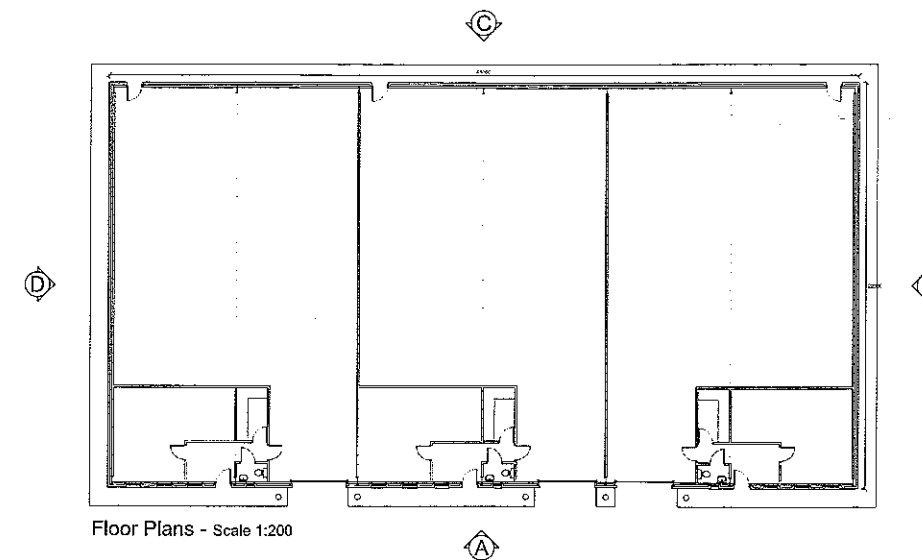
Elevation B - Scale 1:200



Elevation C - Scale 1:200



Elevation D - Scale 1:200



Floor Plans - Scale 1:200

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.

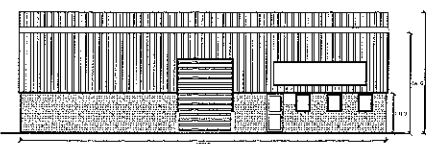
All dimensions are in millimetres unless where explicitly shown otherwise.

The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies.

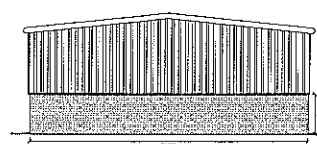
Do not scale off the drawings if in doubt ask.

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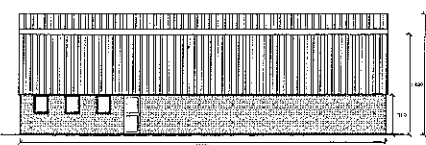
Unit C - 300m²



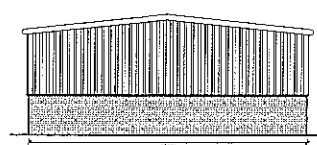
Elevation A - Scale 1:200



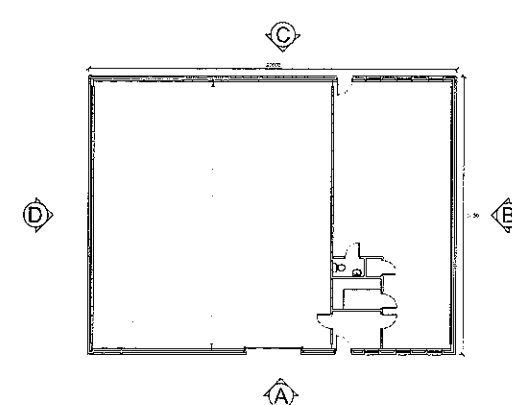
Elevation B - Scale 1:200



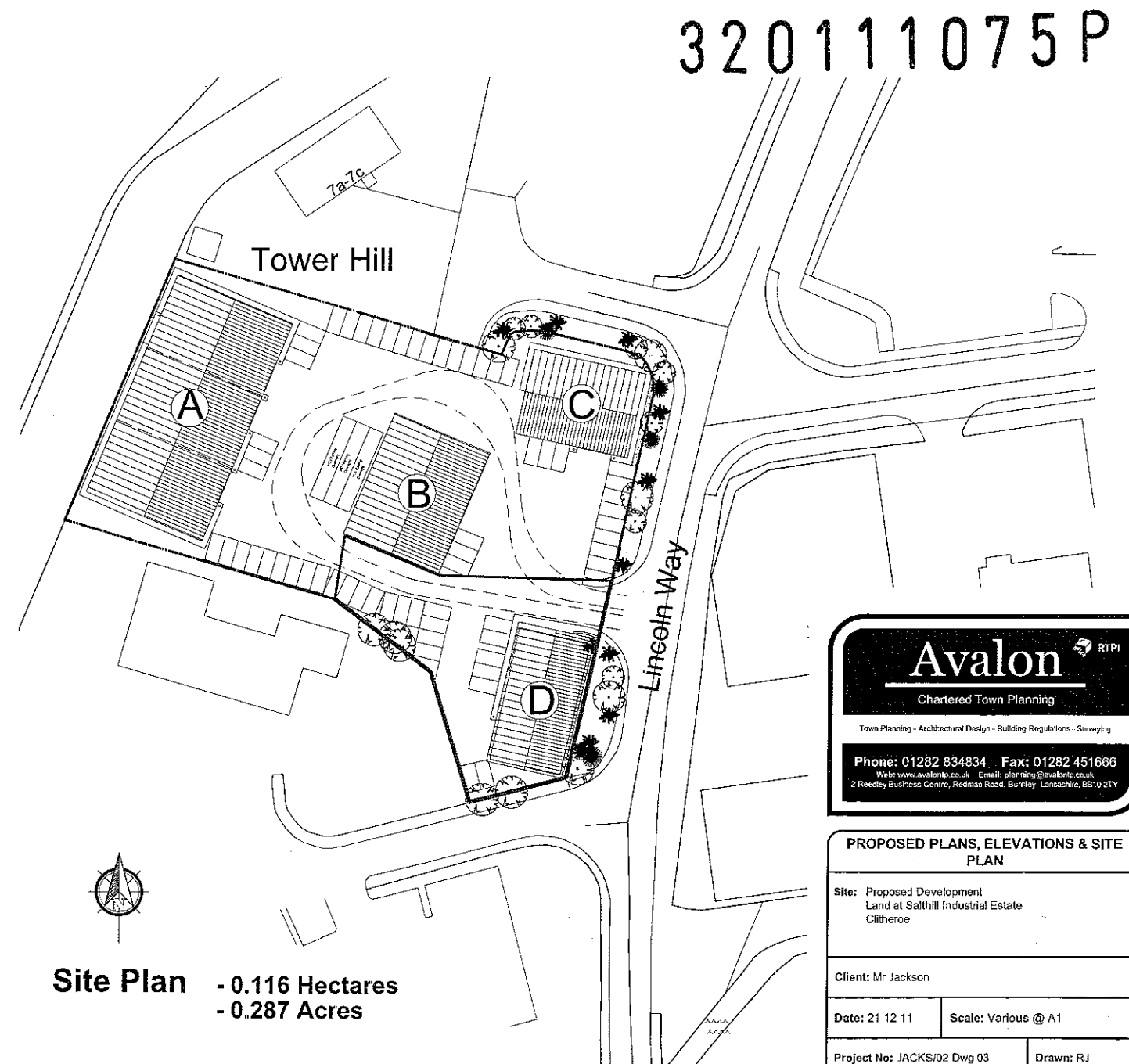
Elevation C - Scale 1:200



Elevation D - Scale 1:200

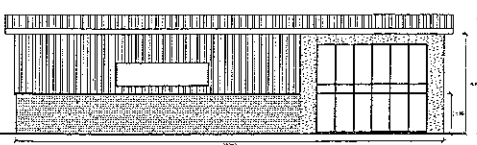


Floor Plans - Scale 1:200

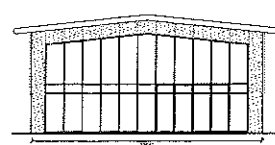


Site Plan - 0.116 Hectares
- 0.287 Acres

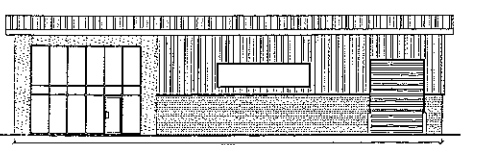
Unit D - 295m²



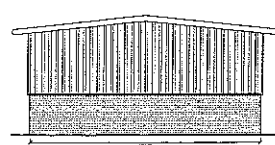
Elevation A - Scale 1:200



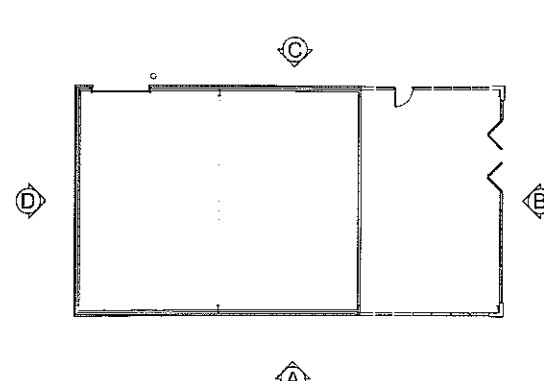
Elevation B - Scale 1:200



Elevation C - Scale 1:200



Elevation D - Scale 1:200



Floor Plans - Scale 1:200

Avalon RTPI

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Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 Fax: 01282 451666

Web: www.avalon.co.uk Email: planning@avalon.co.uk
2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

PROPOSED PLANS, ELEVATIONS & SITE PLAN

Site: Proposed Development
Land at Salthill Industrial Estate
Clitheroe

Client: Mr Jackson

Date: 21 12 11

Scale: Various @ A1

Project No: JACKS/02 Dwg 03

Drawn: RJ

Amendments: