



RIBBLE VALLEY
BOROUGH COUNCIL

10 FEB 2012

PLANNING
SECTION OF

For office use only

Application No

320120152P

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:	Ms	First name:	Stephanie	Surname:	Hodkinson
Company name:	Lancashire County Council				
Street address:	PO Box 26		Country Code	National Number	Extension Number
	County Hall		Telephone number:		
			Mobile number:		
Town/City:	Preston		Fax number:		
County:	Lancashire		Email address:		
Country:					
Postcode:	PR1 8RE				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Ms	First Name:	Stephanie	Surname:	Hodkinson
Company name:	Lancashire County Council				
Street address:	Lancashire County Council Estates Unit		Country Code	National Number	Extension Number
	PO Box 26		Telephone number:		
	County Hall		Mobile number:		
Town/City:	Preston		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	PR1 8RE				

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use from B1 (office use) to C3(residential).

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:	1	Suffix:	
House name:	WILKIN MOUNT		
Street address:	HIGHFIELD ROAD		
Town/City:	CLITHEROE		
County:	LANCASHIRE		
Postcode:	BB7 1AQ		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	374359		
Northing:	441605		

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:	[REDACTED]		
Title:	Mr	First name:	John
		Surname:	Macholc
Reference:	[REDACTED]		
Date (DD/MM/YYYY):	[REDACTED]	[REDACTED] be pre-application submission)	
Details of the pre-application advice received:			
The officer did not anticipate any issues with the application. [REDACTED] C3			

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

If Yes, please provide details:

As existing - to the rear of the property

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

☒ Yes ☐ No

If Yes, please provide details:

As existing - to the rear of the property

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):

Others - description:

Type of other material:

Description of *existing* materials and finishes:

This application is for a change of use only. No physical alterations will be made.

Description of *proposed* materials and finishes:

N/A

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:

Floor Plan Wilkin Mount

Wilkin Mount - Heritage Statement Feb 2012

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	0	0
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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

As existing

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:

Former office base for the mental health community support team

Is the site currently vacant? ☒ Yes ☐ No

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

Office base for the mental health community support team

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

01/01/2012

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 'B55837: 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		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

1

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	1
Total existing residential units	0

8. All Types of Development: Non-residential Floorspace

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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)	123.2	123.2	0.0	-123.2
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	0.0	0.0
Total	123.2	123.2	0.0	-123.2

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 Start Time End Time	Saturday Start Time End Time	Sunday and Bank Holidays Start Time End Time	Not Known
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21. Site Area

What is the site area?

00.02

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: 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.



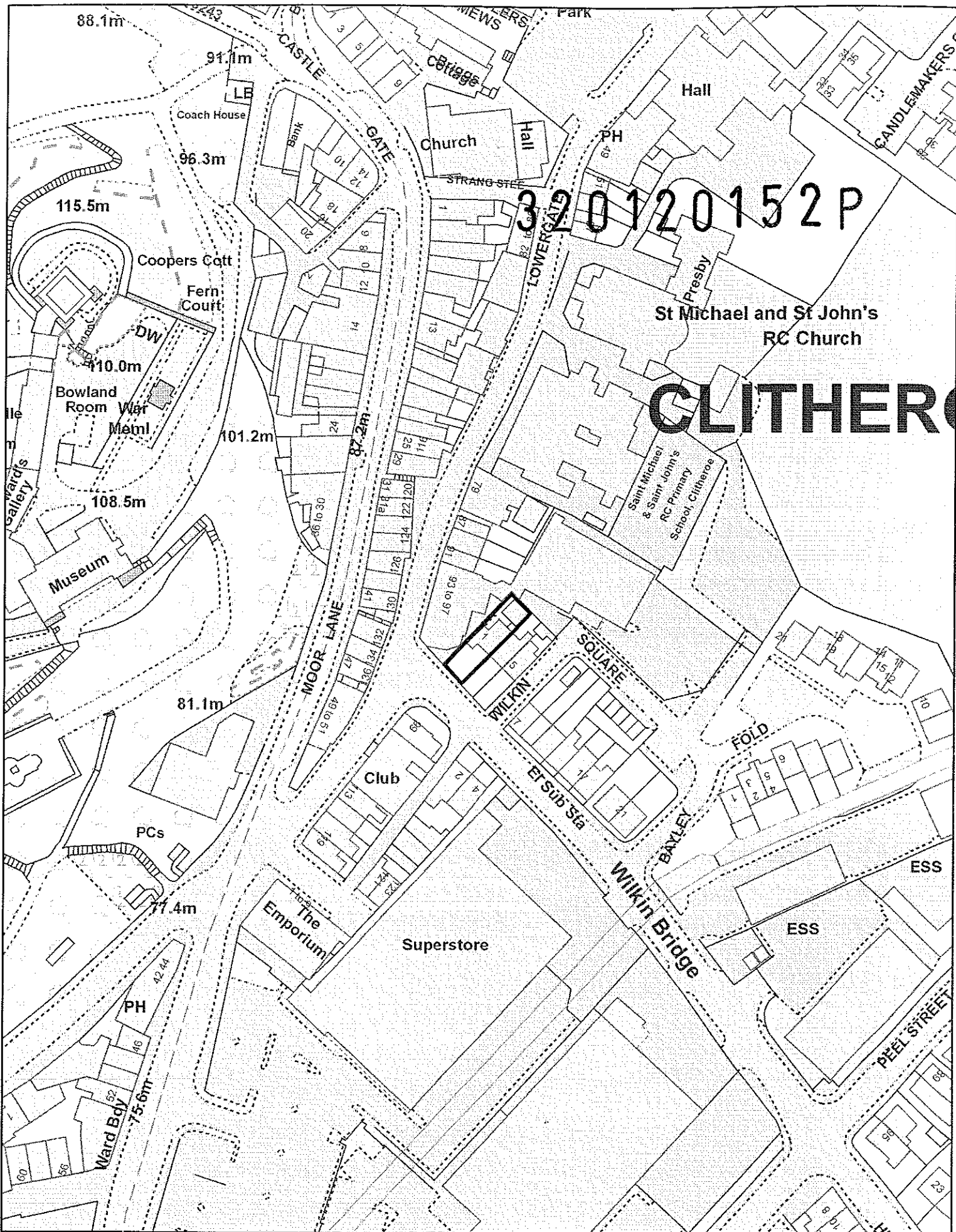
Date

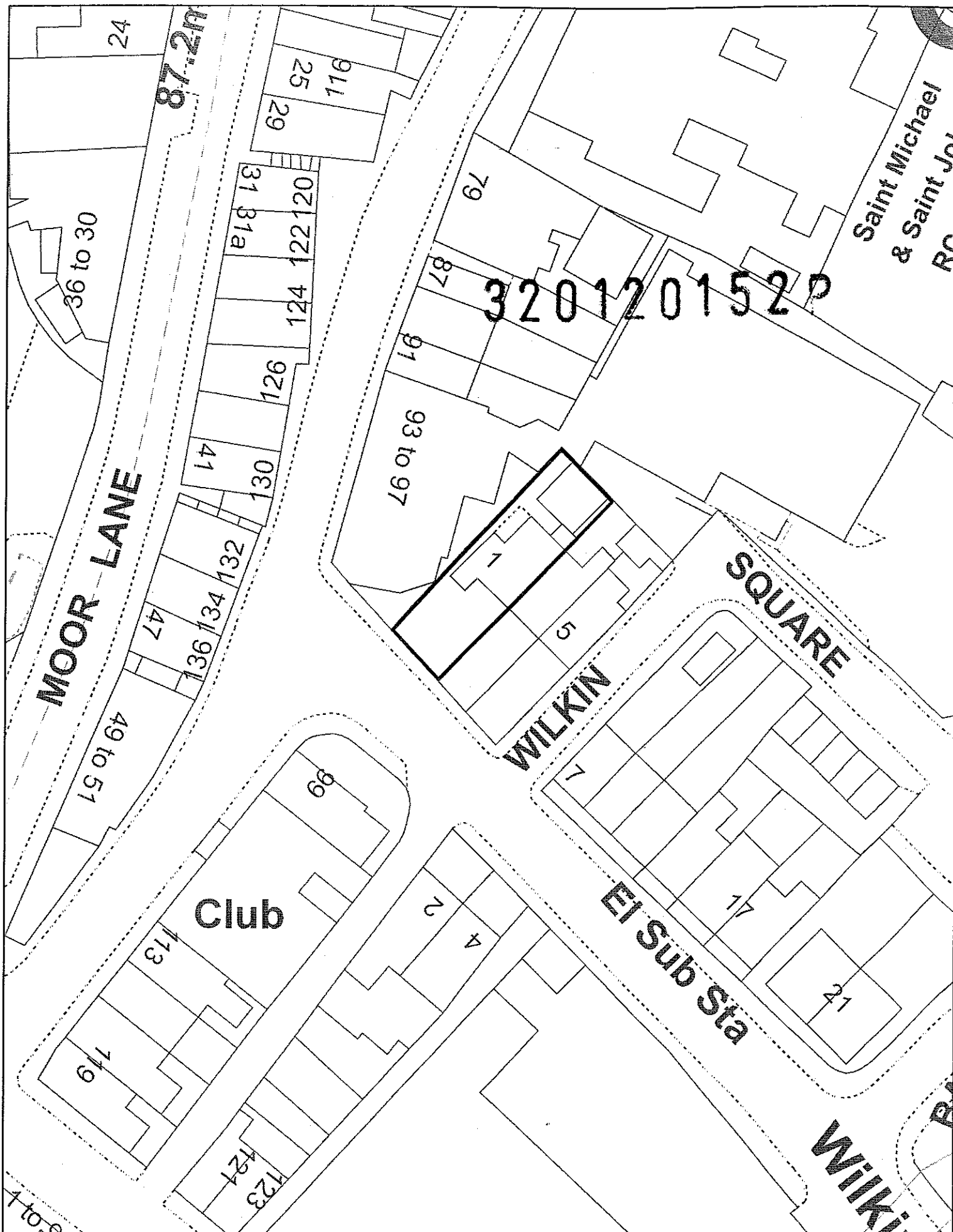
Heritage Statement – Wilkin Mount, 1 Highfield Road, Clitheroe

This application seeks approval for the change of use of this property back to a single dwelling house. It was originally a domestic property however in 1993 an application (reference 3/1993/0561) was approved enabling the property to be used as an office base for the mental health community support team. The approval was implemented and the property provided office accommodation on the first floor and the ground floor provided users of the service with social activity space. There is no longer a need for this office use and as such the building is surplus to requirements. It is Lancashire County Council's intention to sell the property. This application is being made as the reversion back to residential use fits most comfortably with the residential use of the two neighbouring properties within the terrace.

The property falls within the Clitheroe Conservation Area and is detailed on the Townscape Appraisal Map as a Building of Townscape Merit. As required by both national and local planning policy this proposal will preserve the character of the conservation area. No physical alterations are proposed, thus maintaining the 'strong rhythm of regularly spaced doors, windows and chimney stacks' as detailed in the Clitheroe Conservation Area Appraisal and the boundary wall and small front garden will not be altered. There is sufficient space to the rear of the property to accommodate bin storage.

The property is well located with all the facilities within Clitheroe town centre accessible by foot and there is easy access to public transport. The re-use of an existing building is not only efficient but will also ensure the long term future of this building and therefore its positive impact on the character and appearance of the conservation area.



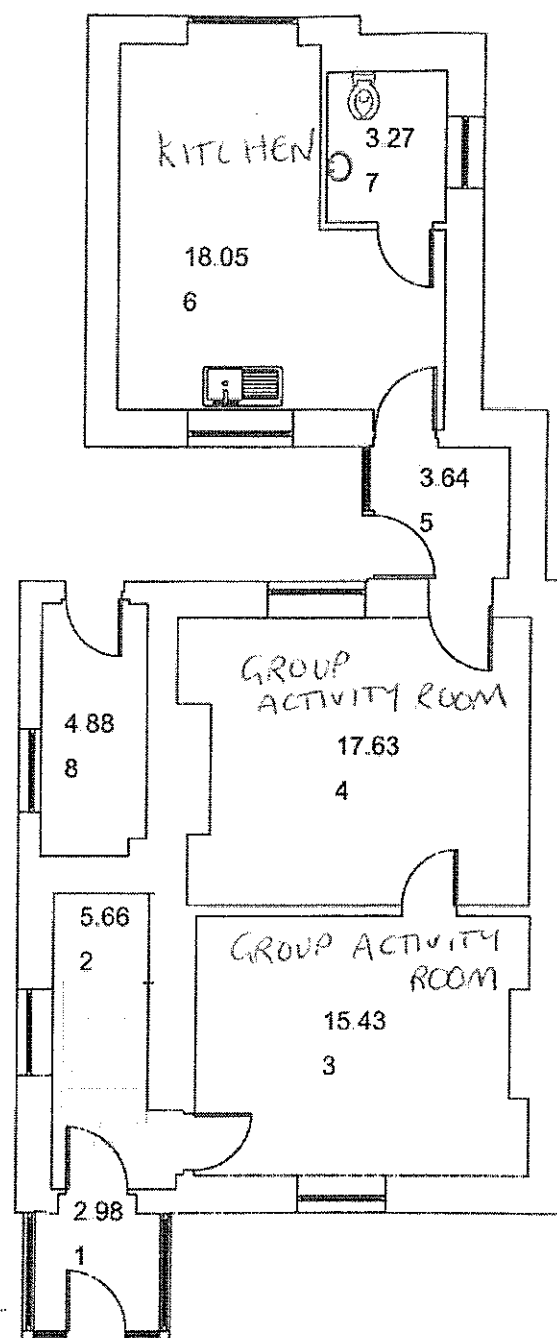


EXISTING

Health & Safety Comments

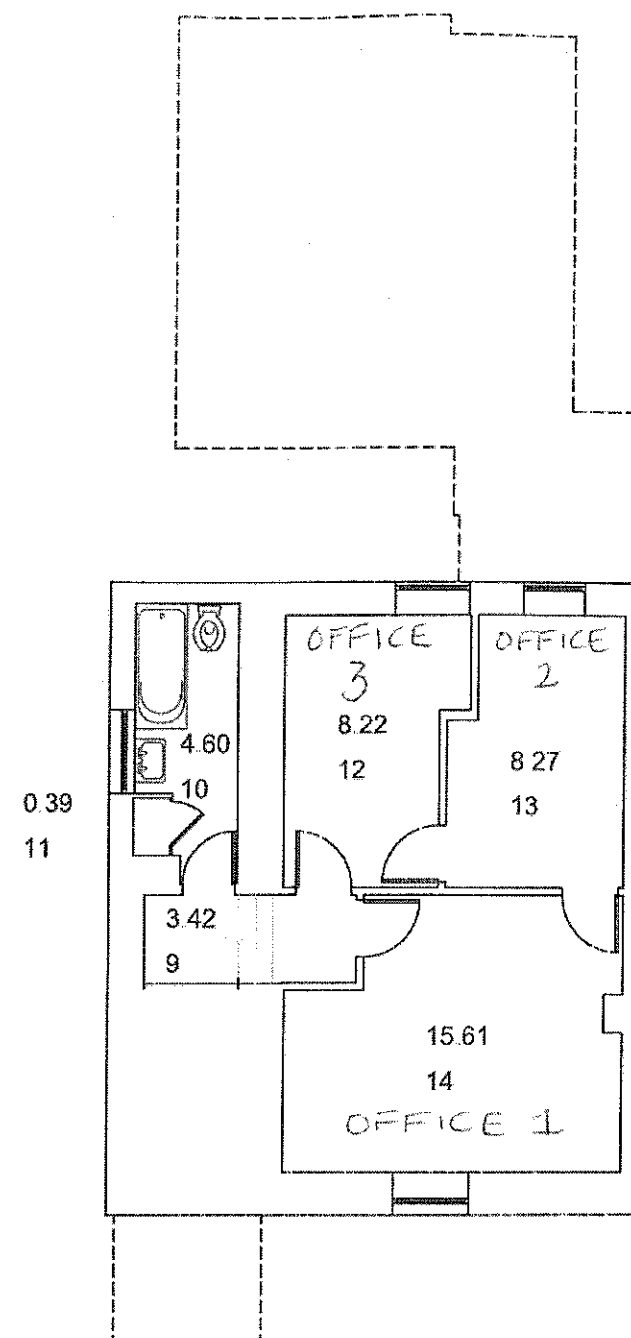
TOTAL AREA:
GROSS EXTERNAL AREA
(GEA) = 165.88 m²
GROSS INTERNAL AREA
(GIA) = 123.24 m²

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MAIN ENTRANCE

GROUND FLOOR:
GEA = 102.39 m²
GIA = 78.69 m²



FIRST FLOOR:
GEA = 63.49 m²
GIA = 44.55 m²

UPRNs associated to this drawing are:
Site: 23/50/00424/0001/2/000
Main Building: 23/50/00424/0001/3/001

Date	Rev	Notes



Corporate Property Group

Office of the Chief Executive

HEADQUARTERS: County Hall Preston, PR1 8RE.
Tel: 0545 053 0000 Fax: (01772) 533184

Town Name:
CLITHEROE

Premises Name:
CLITHEROE RESOURE CNT./COMM.
MENTAL HEALTH SUPPORT TEAM,
WILKIN MOUNT, BB7 1AQ.

Premises No :

Scale
1:100
@A3

Drawn by:
EM

Checked by:

Date
12/11/03

Project
SOCIAL SERVICES OFFICES

Drawing Title
GROUND AND FIRST FLOOR

Drawing Status:
EXISTING

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Note: All rights described in Chapter IV of the Copyright,
Design and Patents Act 1988 have been generally asserted.

Note: Dimensions are not to be scaled from this drawing
All written measurements are to be checked on site by the contractor.

Project No.

Drawing No.

Revision

1/1

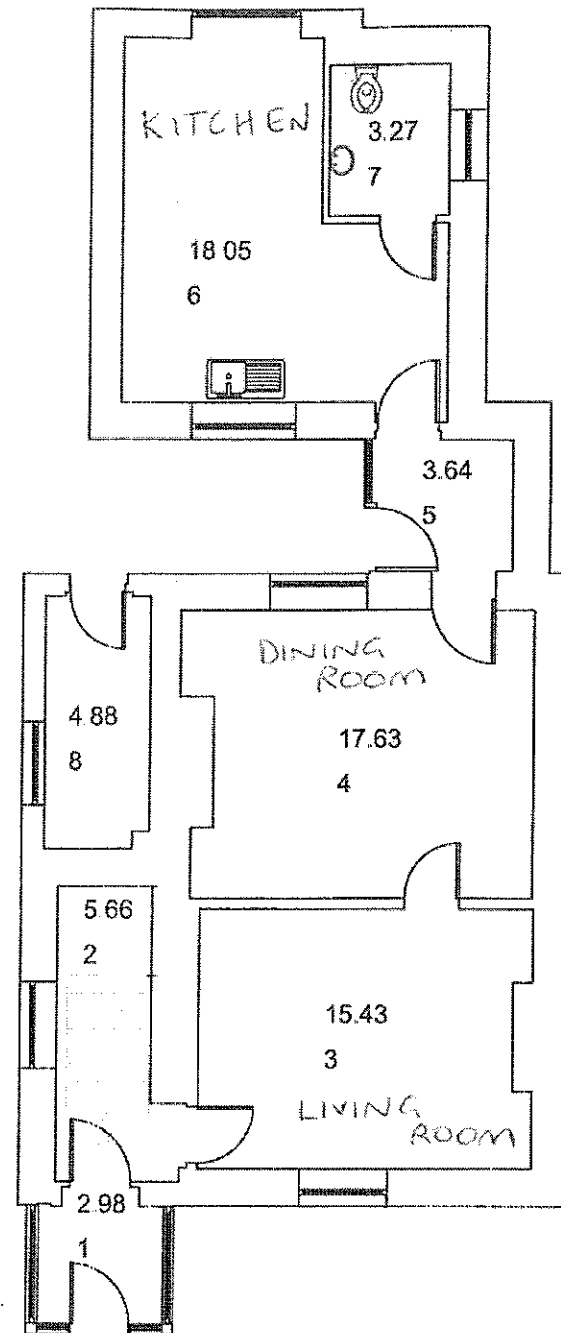
E

PROPOSED

Health & Safety Comments

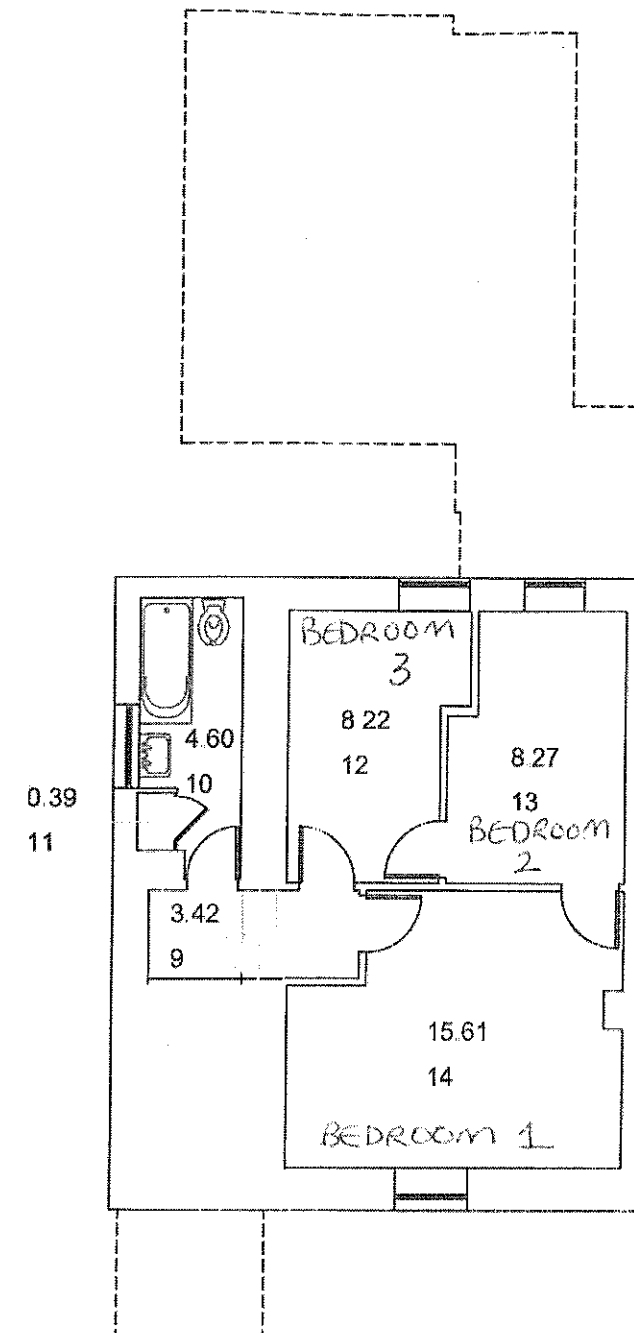
TOTAL AREA:
GROSS EXTERNAL AREA
(GEA) = 165.88 m²
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320120152P



MAIN ENTRANCE

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Main Building: 23/50/00424/0001/3/001

Date	Rev	Notes



Corporate Property Group

Office of the Chief Executive

HEADQUARTERS: County Hall Preston, PR1 8RE.
Tel: 0845 053 0000 Fax: (01772) 533184

Town Name:
CLITHEROE

Premises Name:
CLITHEROE RESOURE CNT./COMM.
MENTAL HEALTH SUPPORT TEAM,
WILKIN MOUNT, BB7 1AQ.

Premises No.:

Scale: 1:100 @A3
Drawn by: EM
Checked by:
Date: 12/11/03

Project
SOCIAL SERVICES OFFICES

Drawing Title
GROUND AND FIRST FLOOR

Drawing Status:

~~EXISTING~~

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Project No.	Drawing No.	Revision
	1/1	E