



RIBBLE VALLEY
BOROUGH COUNCIL

02 MAR 2012

FOR THE
ATTENTION OF

For office use only

Application No

320120158P

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 Some 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:	Edward	Surname:	Hine	
Company name:	LPA Receiver for Papillion Properties Ltd					
Street address:	C/o Agent			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City:				Fax number:		
County:				Email address:		
Country:						
Postcode:						
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			Country Code	National Number	Extension Number
	Reedley			Telephone number:	01282834834	
				Mobile number:		
Town/City:	Burnley			Fax number:		
County:	Lancashire			Email address:		
Country:	United Kingdom					
Postcode:	BB10 2TY			leanne@avalontp.co.uk		

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

☒ Access

☐ Appearance

☐ Landscaping

☒ Layout

☐ Scale

Please describe the proposal:

Outline application for the erection of 73 open maret detached dwellings and 31 social housing properties

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)

House:		Suffix:	
House name:	Site 2		
Street address:	Barrow Brook Business Village		
Town/City:	Clitheroe		
County:	Lancashire		
Postcode:			

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

Easting:	373921
Northing:	438042

Description:

Postcode unknown

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:

Title:	Mr	First name:	Colin	Surname:	Sharpe
--------	----	-------------	-------	----------	--------

Reference: RV/2011/ENQ100420

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

Details of the pre-application advice received:

See Attached DAS

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

HINE/01 Dwg01p1

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:

N/a

Roof - description:Description of *existing* materials and finishes:

N/a

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:

Site Plan
 Location Plan
 Ecological Survey
 Analysis of the commercial property market
 Design and Access Statement
 Flood Risk Assessment
 Land Contamination Assessment
 Land Quality Assessment
 Noise impact assessment
 Planning Statement
 Sustainability Statement
 Transport Assessment
 Tree survey/arboricultural statement

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**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:

An undeveloped portion of the former Barrow Printworks site

Is the site currently vacant? ☒ Yes ☐ No

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

N/a

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. 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

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			30	35	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown			8		

Proposed Market Housing Total

73

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

Residential Units (continued)

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes		24			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown		7			

Proposed Social Rented Housing Total

31

Overall Residential Unit Totals

Total proposed residential units	104
Total existing residential units	0

Social Rented Housing - Existing

320120158P

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Social Rented Housing Total

0

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 ☐ Unknown

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		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

04.30

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

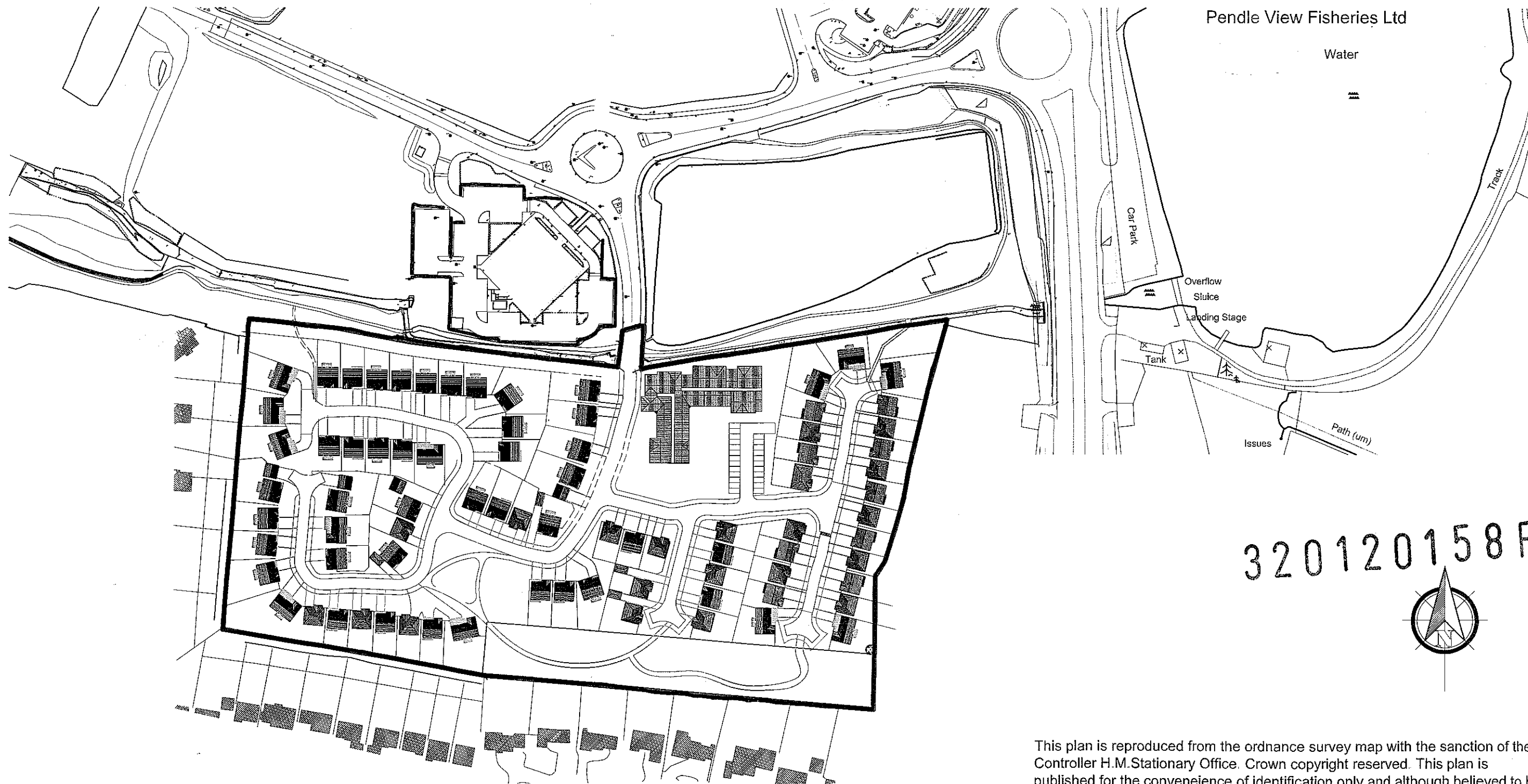
Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

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



Date:



This plan is reproduced from the ordnance survey map with the sanction of the Controller H.M. Stationary Office. Crown copyright reserved. This plan is published for the convenience of identification only and although believed to be correct its accuracy is not guaranteed. It is expressly excluded from any contract.

LOCATION PLAN

Site: Proposed Residential development
Barrow Brook Business Village
Clitheroe

Client: Edward Hine LPA

Drawn: RJ

Date: 01.03.12

Scale: 1:2500 @ A3

Project No: HINE01 / Dwg 01

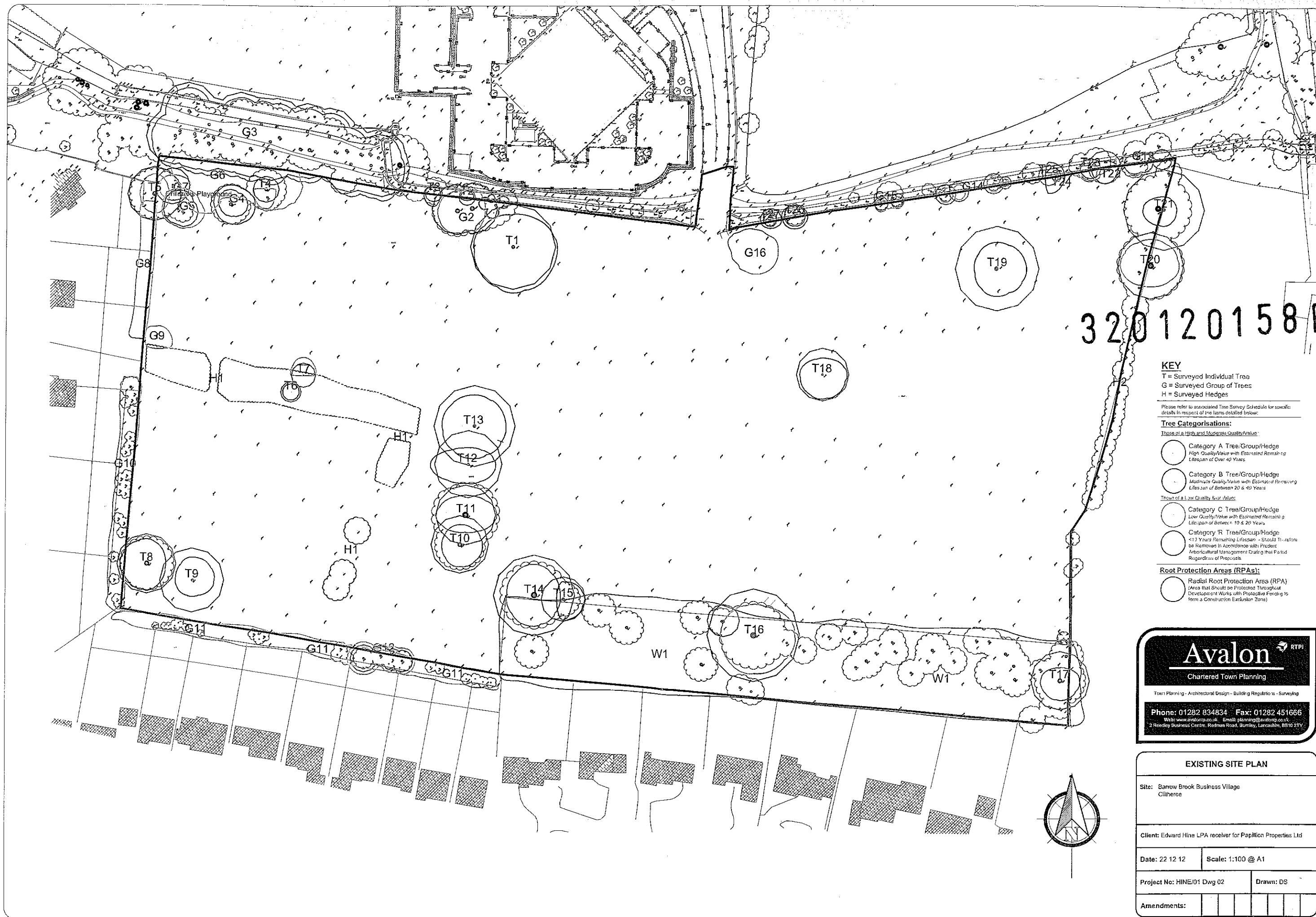
Amendments:

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



KEY

T = Surveyed Individual Trees
G = Surveyed Group of Trees
H = Surveyed Hedges

Please refer to associated Tree Survey Schedules for specific details in respect of tree items detailed below:

Tree Categorisations:

Those of a High and Moderate Quality/Value:

- Category A Tree/Group/Hedge
High Quality/Value with Estimated Remaining Lifespan of Over 40 Years
- Category B Tree/Group/Hedge
Moderate Quality/Value with Estimated Remaining Lifespan of Between 20 & 40 Years

Those of a Low Quality/Value:

- Category C Tree/Group/Hedge
Low Quality/Value with Estimated Remaining Lifespan of Between 10 & 20 Years
- Category R Tree/Group/Hedge
<10 Years Remaining Lifespan - Should be Removed in Accordance with Prudent Arboricultural Management During the Period of Construction

Root Protection Areas (RPAs):

- Radial Root Protection Area (RPA)
(Area that should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone)

Avalon RTPI

Chartered Town Planning

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, Reedman Road, Burnley, Lancashire, BB10 2TY

EXISTING SITE PLAN

Site: Barrow Brook Business Village
Clitheroe

Client: Edward Hine LPA receiver for Papillon Properties Ltd

Date: 22.12.12

Scale: 1:100 @ A1

Project No: HINE/01 Dwg 02

Drawn: DS

Amendments:

Notes:

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

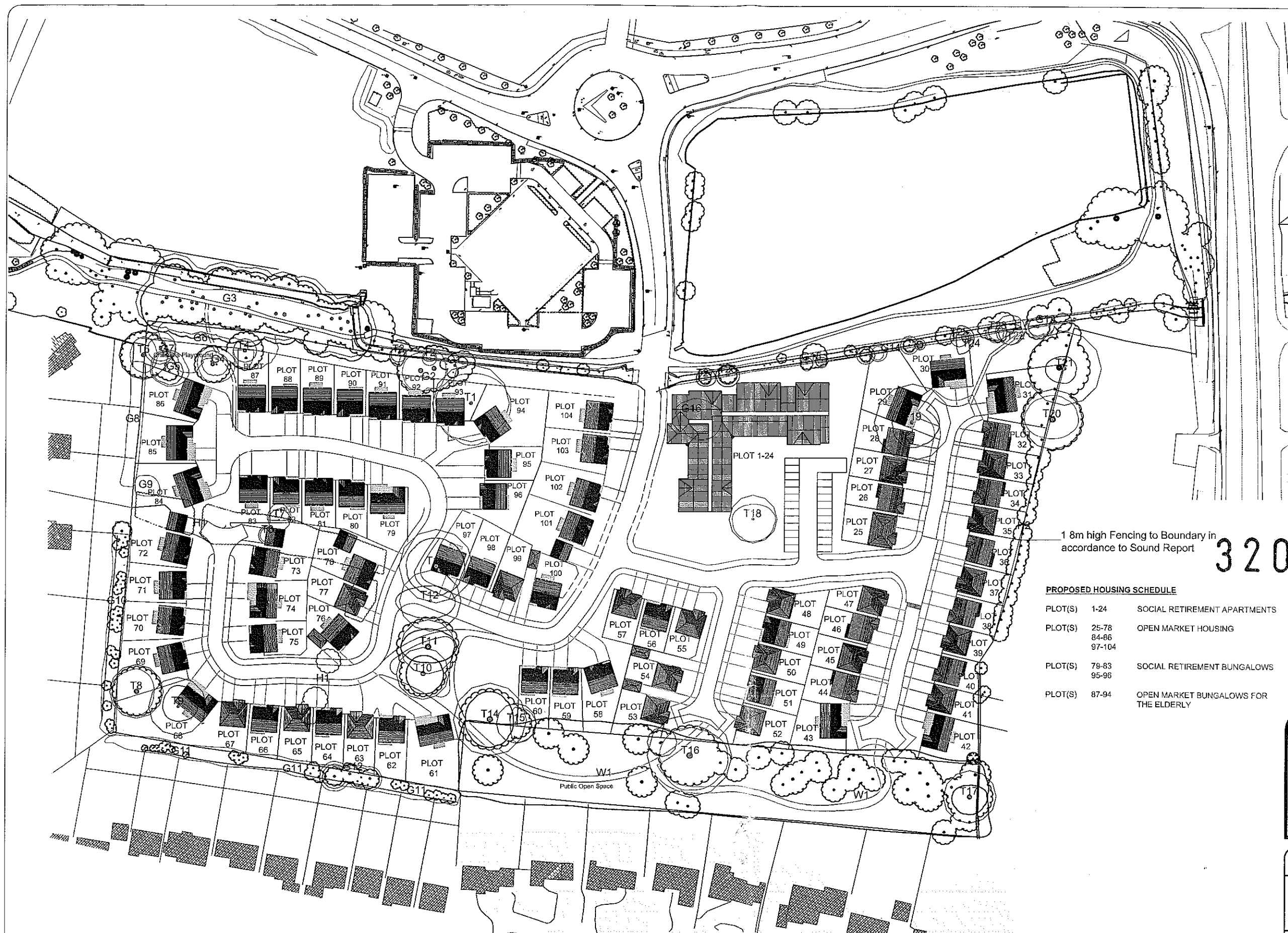
All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.

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.



1.8m high Fencing to Boundary in accordance to Sound Report

320120158P

PROPOSED HOUSING SCHEDULE

PLOT(S)	1-24	SOCIAL RETIREMENT APARTMENTS
PLOT(S)	25-78	OPEN MARKET HOUSING
	84-86	
	97-104	
PLOT(S)	79-83	SOCIAL RETIREMENT BUNGALOWS
	95-96	
PLOT(S)	87-94	OPEN MARKET BUNGALOWS FOR THE ELDERLY

Avalon RTPI

Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 Fax: 01282 451666

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

PROPOSED SITE PLAN

Site: Barrow Brook Business Village
Clitheroe

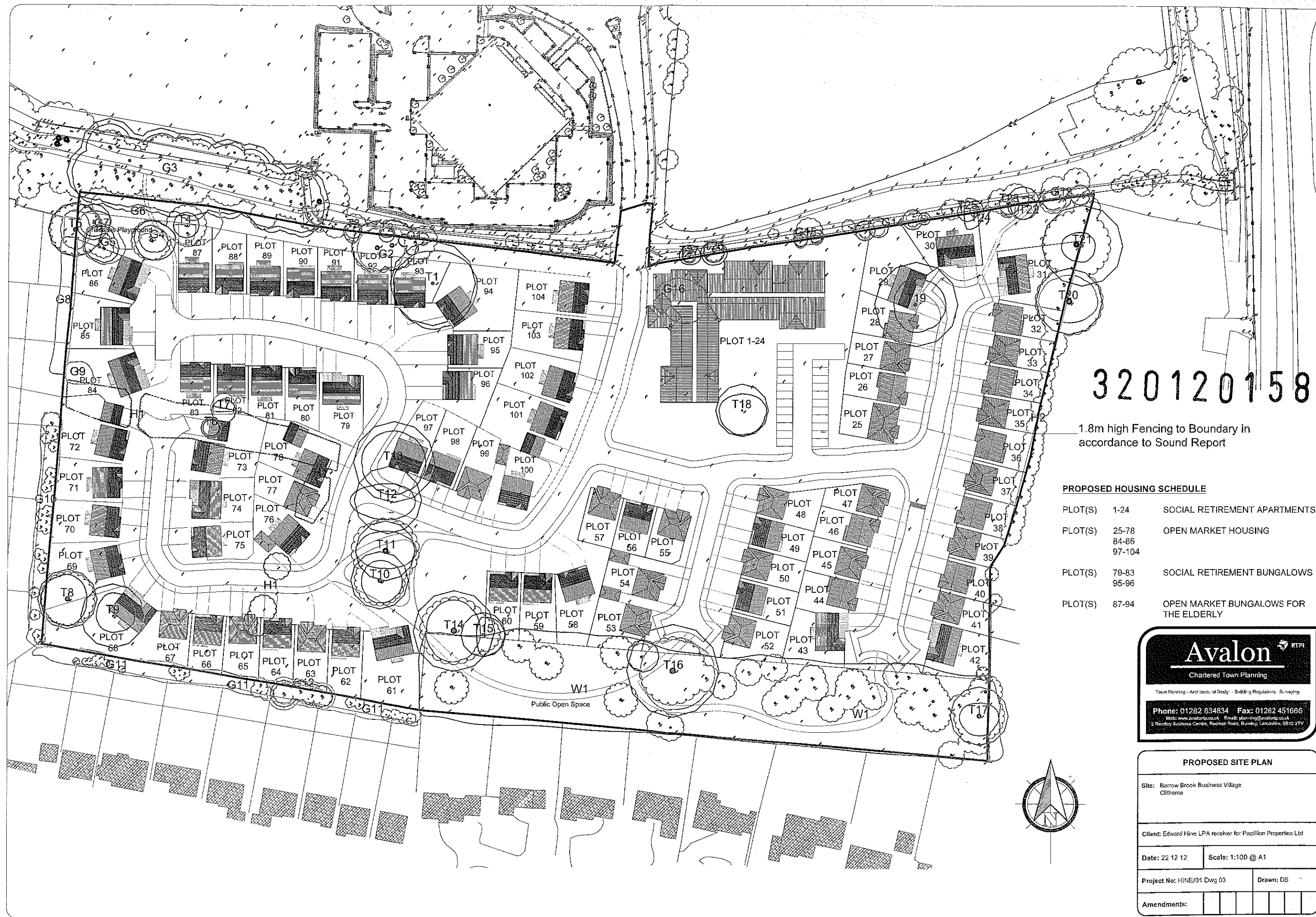
Client: Edward Hine LPA receiver for Papillon Properties Ltd

Date: 22.12.12 Scale: 1:1250 @ A3

Project No: HINE/01 Dwg 01p1

Drawn: DS

Amendments:



320120158P

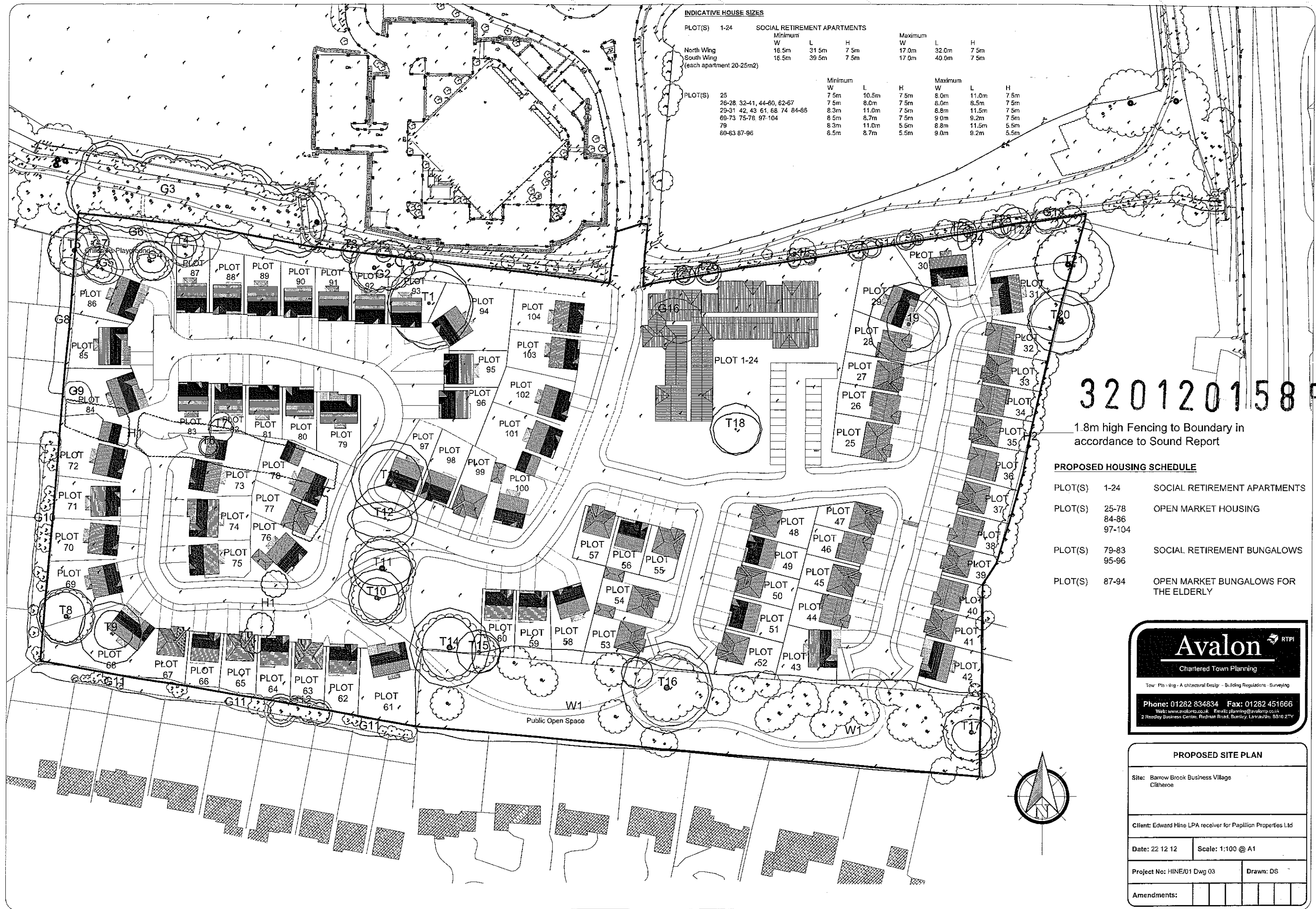
1.8m high Fencing to Boundary in accordance to Sound Report

PROPOSED HOUSING SCHEDULE

PLOT(S)	1-24	SOCIAL RETIREMENT APARTMENTS
PLOT(S)	25-78 84-86 97-104	OPEN MARKET HOUSING
PLOT(S)	79-83 95-96	SOCIAL RETIREMENT BUNGALOWS
PLOT(S)	87-94	OPEN MARKET BUNGALOWS FOR THE ELDERLY

Avalon RTPI
Chartered Town Planning
Town Planning - Architectural Design - Building Regulations - Surveying
Phone: 01282 834834 Fax: 01282 451666
Web: www.avalon.co.uk Email: planning@avalon.co.uk
2 Redway Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

PROPOSED SITE PLAN											
Site: Barrow Brook Business Village Clitheroe											
Client: Edward Hine LPA receiver for Papillon Properties Ltd											
Date: 22 12 12				Scale: 1:100 @ A1							
Project No: HINE/01 Dwg 03								Drawn: DS			
Amendments:											



INDICATIVE HOUSE SIZES

PLOT(S)	1-24	SOCIAL RETIREMENT APARTMENTS					
		Minimum W	L	H	Maximum W	L	H
North Wing	South Wing (each apartment 20-25m2)	16.5m	31.5m	7.5m	17.0m	32.0m	7.5m
South Wing		16.5m	39.5m	7.5m	17.0m	40.0m	7.5m
PLOT(S)	25	Minimum			Maximum		
		W	L	H	W	L	H
26-28, 32-41, 44-60, 62-67	29-31, 42, 43, 61, 68, 74, 84-86	7.5m	10.5m	7.5m	8.0m	11.0m	7.5m
		7.5m	8.0m	7.5m	8.0m	8.5m	7.5m
69-73, 75-78, 97-104	79	8.3m	11.0m	7.5m	8.8m	11.5m	7.5m
		8.5m	8.7m	7.5m	9.0m	9.2m	7.5m
80-83, 87-96		8.3m	11.0m	5.5m	8.8m	11.5m	5.5m
		8.5m	8.7m	5.5m	9.0m	9.2m	5.5m

320120158

1.8m high Fencing to Boundary in accordance to Sound Report

PROPOSED HOUSING SCHEDULE

PLOT(S)	1-24	SOCIAL RETIREMENT APARTMENTS
PLOT(S)	25-78 84-86 97-104	OPEN MARKET HOUSING
PLOT(S)	79-83 95-96	SOCIAL RETIREMENT BUNGALOWS
PLOT(S)	87-94	OPEN MARKET BUNGALOWS FOR THE ELDERLY

Avalon RTPI

Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 Fax: 01282 451666

Web: www.avalon.co.uk Email: planning@avalon.co.uk

2 Redway Business Centre, Redman Road, Bursley, Lancashire, BB10 2TV

PROPOSED SITE PLAN	
Site: Barrow Brook Business Village Clitheroe	
Client: Edward Hine LPA receiver for Papillon Properties Ltd	
Date: 22 12 12	Scale: 1:100 @ A1
Project No: HINE/01 Dwg 03	Drawn: DS
Amendments:	