



RIBBLE VALLEY
BOROUGH COUNCIL

17 FEB 2012

For office use only

Application No: 320120179P

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:		First name:		Surname:	
Company name:	Briery Homes Ltd				
Street address:	Helm Bank		Country Code:	National Number:	Extension Number:
	Natland		Telephone number:		
			Mobile number:		
Town/City:	Kendal		Fax number:		
County:	Cumbria		Email address:		
Country:					
Postcode:	LA9 7PS				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:		First Name:	Mike	Surname:	Gee
Company name:	Janet Dixon Town Planners Ltd				
Street address:	10A Whalley Road		Country Code:	National Number:	Extension Number:
			Telephone number:		
			Mobile number:		
Town/City:	Clitheroe		Fax number:		
County:	Lancs		Email address:		
Country:					
Postcode:	BB7 1AW		mike@jdixontownplanners.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 planning application for a residential development for the elderly (comprising 38 bungalows and 40 retirement apartments)

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:	Land at		
Street address:	Accrington Road		
	Whalley		
Town/City:	Clitheroe		
County:	Lancashire		
Postcode:			

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

Easting:	373586
Northing:	435977

Description:

Land to the south of Accrington and west of Woodfield Way, as identified on the site location plan

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:		First name:	Sarah	Surname:	Westwood
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Reference:

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

Details of the pre-application advice received:

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)

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:

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

☒ Yes ☐ No

If Yes, please provide details:

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:

See DAS

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

N/A

Description of *proposed* materials and finishes:

See DAS

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:

See application plans and supporting documents

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	Outline application - see indicative plans submitted		

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):

See supporting statements - intention to connect to existing foul sewers, with provision also made for alternative on site package treatment plant

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:

Agricultural pasture

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

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		22	5		
Flats/Maisonettes	28				
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

55

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

17. Residential Units (continued)

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Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		11			
Flats/Maisonettes	12				
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Social Rented Housing Total

23

Social Rented Housing - Existing

	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

Overall Residential Unit Totals

Total proposed residential units	78
Total existing residential units	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?

02.97

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 B)

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.

25. Certificates (Certificate B - continued)

Notice recipient		Date notice served		
Name	Paul Howarth	02/02/2012		
Number:	19 Suffix:			
Street:	Woodfield View			
Locality:	Whalley			
Town:	Clitheroe			
Postcode:	BB7 9TB			
Name	Peter Howarth	02/02/2012		
Number:	19 Suffix:			
Street:	Woodfield View			
Locality:	Whalley			
Town:	Clitheroe			
Postcode:	BB7 9TB			
Name	Philip Howarth	02/02/2012		
Number:	10 Suffix:			
Street:	Woodfield View			
Locality:	Whalley			
Town:	Clitheroe			
Postcode:	BB7 9TB			
Title:	Mr First name:	Mike Surname:	Gee	
Person role:	Agent	Declaration date:	16/02/2012	☒ 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

25. Certificates (Agricultural Land Declaration - continued)

Notice recipient

Date notice served

Name: Peter Howarth - joint owner (no tenant)
 Number: 19 Suffix:
 Street: Woodfield View
 Locality: Whalley
 Town: Clitheroe
 Postcode: BB7 9TW

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02/02/2012

Name: Philip Howarth - joint owner (no tenant)
 Number: 19 Suffix:
 Street: Woodfield View
 Locality: Whalley
 Town: Clitheroe
 Postcode: BB7 9TW

02/02/2012

Name: Paul Howarth - joint owner (no tenant)
 Number: 19 Suffix:
 Street: Woodfield View
 Locality: Whalley
 Town: Clitheroe
 Postcode: BB7 9TW

02/02/2012

Title: Mr First Name: Mike Surname: Gee
 Person role: Agent Declaration date: 16/02/2012 ☒ 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 16/02/2012

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Town and Country Planning (Development Management Procedure) (England) Order 2010 NOTICE UNDER ARTICLE 11 OF APPLICATION FOR PLANNING PERMISSION

(Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)

Proposed development at:

Name or flat number	
Property number or name	Land at
Street	Accrington Road
Locality	Whalley
Town	Clitheroe
County	Lancashire
Postal town	
Postcode	

Take notice that application is being made by:

Organisation name	Briery Homes Limited		
Applicant name	Title	Forename	
	Surname		

For planning permission to:

Description of proposed development

Residential development for the elderly (comprising 38 bungalows and 40 retirement apartments)

Local Planning Authority to whom the application is being submitted:

Ribble Valley Borough Council

Local Planning Authority address:

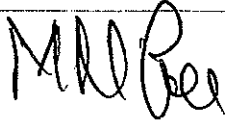
Council Offices, Church Walk, Clitheroe BB7 2RA

Any owner of the land or tenant who wishes to make representations about this application, should write to the council within 21 days of the date of this notice.

Signatory:

Signatory	Title	Forename	Mike
	Surname	Gee	

Signature



Date (dd-mm-yyyy)

02 February 2012

Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

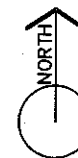
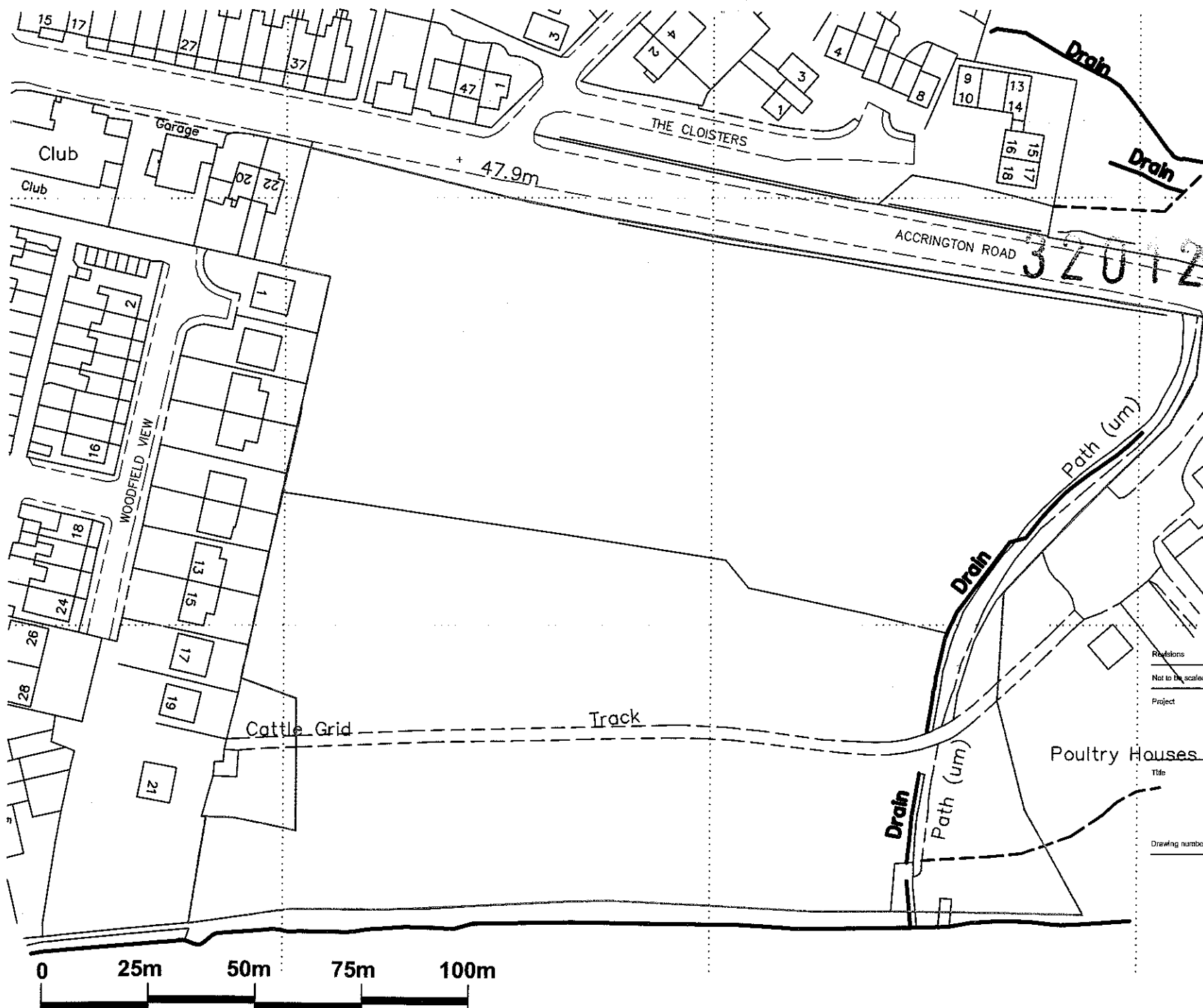
Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.

'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Once completed this form needs to be served on the owner(s) or tenant(s)

Print Form



0 25m 50m 75m 100m

Scale 1:1250

Revisions		
Not to be scaled	© Harrison & Pitt Architects Ltd	
Project	Outline Planning Application for 38no elderly person's bungalows & 40no retirement apartments on site at Accrington Road, Whalley for Briery Homes	
Title	PROPOSED SITE LOCATION PLAN	
Drawing number	1637-LOC	1:1250 @ A4 01/12

HARRISON PITT ARCHITECTS

29 CASTLE HILL
LANCASTER
LA1 1YN



TEL: 01524 32479
FAX: 01524 32470
hpa@hparch.co.uk
www.hparch.co.uk

SCALE INDICATOR

320120179P

SITE: LAND AT ACCRINGTON ROAD, WHALLEY

PROPOSAL: OUTLINE PLANNING APPLICATION FOR A RESIDENTIAL DEVELOPMENT FOR THE ELDERLY (COMPRISING 38 BUNGALOWS AND 40 RETIREMENT APARTMENTS)

This is an outline application, which seeks approval to access only.

Layout, appearance, scale, landscaping and associated details are reserved for subsequent approval at the reserved matters stage.

An indication of the scale of the proposed buildings is provided on the submitted plans, with the anticipated upper / lower dimensions (in metres) confirmed in the following table.

	Depth	Width	Ridge	Eaves
Bungalows	7.0 / 9.0	7.5 / 10.0	5.3 / 6.5	2.4 / 2.5
Apartments	18.0 / 20.5	77.5 / 80.0	11.0 / 11.5	5.5 / 6.0