



RIBBLE VALLEY
BOROUGH COUNCIL

21 FEB 2012

For office use only

Application No

Date received

Fee paid £

320120187P

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:	Mr	First name:	P	Surname:	Warren
Company name:					
Street address:	Lynbrook		Country Code	National Number	Extension Number
	Longsight Road		Telephone number:		
			Mobile number:		
Town/City:	Clayton le Dale		Fax number:		
County:	Lancashire		Email address:		
Country:	England				
Postcode:	BB1 9EX				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Steven	Surname:	Hartley
Company name:	HPDA Ltd				
Street address:	Swallow Barn Lower Chapel Hill Hurst Lane		Country Code	National Number	Extension Number
	Rawtenstall		Telephone number:	01706 218200	
			Mobile number:		
Town/City:	Rossendale		Fax number:		
County:	Lancs		Email address:		
Country:	United Kingdom				
Postcode:	BB4 8TB		donna.hartley2@btinternet.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Demolition of former Women's Institute Building and Erection of Dwelling

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: Suffix:
House name: LAND AT LYNBROOK
Street address: LONGSIGHT ROAD
CLAYTON LE DALE
Town/City: BLACKBURN
County:
Postcode: BB1 9EX

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

Easting: 367237
Northing: 433684

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: G Surname: Thorpe

Reference:

Date (DD/MM/YYYY): 03/02/2012 (Must be pre-application submission)

Details of the pre-application advice received:

See Design and access statement

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)

See plan re sightlines

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:

Bins to be stored under the decked area to rear
To be wheeled to end of access road on bin collection day

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:

see photos

Description of *proposed* materials and finishes:

cement render (painted to match surrounding properties)

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

see photos

Description of *proposed* materials and finishes:

blue slate

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

see photos

Description of *proposed* materials and finishes:

timber - light oak stain

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

see photos

Description of *proposed* materials and finishes:

timber

Boundary treatments - description:Description of *existing* materials and finishes:

post and rail

Description of *proposed* materials and finishes:

1.8 m high sheep netting on timber posts

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

dirt track

Description of *proposed* materials and finishes:

porous tarmacadam

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:

location plan

existing and proposed site plan

proposed floor plans and elevations

Design and access statement including photos

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	2	2
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:

LDF for meeting room

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

Residential Units (continued)

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

320120187P

	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

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	100.0	100.0	0.0	-100.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		100.0	100.0	0.0	-100.0

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

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?

00.01

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:

none

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:

Steven

Surname:

Hartley

Person role:

Agent

Declaration date:

18/02/2012

☒ 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

Title: Mr

First Name:

Steven

Surname:

Hartley

Person role:

Agent

Declaration date:

18/02/2012

☒ 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

18/02/2012



**Demolition of former Women's Institute Building and Erection of Dwelling at
land adjacent to Lynbrook, Longsight Road, Clayton le Dale, BB1 9EX**

Hartley Planning and Development Associates Ltd

February 2012

Proposal

The proposal is for the demolition of a single storey former Women's Institute building (see photo on front page) and the erection of a single storey two bedroom dwelling with car parking for two vehicles and a proportionate garden to the rear.

Access would be from Longsight Road using an existing access track adjacent to Glendene.

The existing property benefits from a lawful development certificate as a meeting place.

Pre-application Advice

Formal pre-application advice was sought from the Local Planning Authority. The following advice was received from the Local Planning authority on 3rd February 2012:

From the information supplied, the proposal is to replace the former Women's Institute (WI) building on land at Lynbrook, Clayton Le dale with a dwelling (bungalow) to occupy the existing footprint. The current WI building has its own access from Longsight Road. The site lies at the eastern end of a short row of detached single dwellings and is bounded by fields immediately to its east and to the north, and by the rear garden of Lynbrook to the west. The site lies across the road from the Copster Green settlement boundary within open countryside.

The site lies within the open countryside and is therefore subject to Local Plan Policies G5 and ENV3. G5 indicates that consent for development will only be granted for small-scale development and that the following tests also apply:

- Sites essential to the local economy or;
- Those needed for the purpose of agriculture or forestry or;
- Sites developed for local needs housing (subject to policy H20) or;
- Small scale tourism developments and small scale recreational developments appropriate to a rural area or;
- Other small scale uses appropriate to a rural area (see policy RT1) or;
- Other small scale uses appropriate to a rural area which conform to the policies of this plan

ENV3 deals with requirements in relation to new development reflecting local style and character etc, which would be important for a detached building in such a location as the one proposed.

Also of relevance is National Planning Policy Statement 3 (PPS3) para 71 which states that in the absence of a five year supply of deliverable sites, which is the current position within the Borough, planning applications for housing should be considered favourably having regard to the wider policies within the PPS and including criteria in PPS3, Paragraph 69, that states 'In deciding planning applications. Local Planning Authorities should have regard to, (among other issues):

- The suitability of a site for housing, including its environmental sustainability

- Using land effectively and efficiently and;
- Ensuring that the proposed development is in line with planning for housing objectives reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives.

In considering suitability in this context the following are considered to be important:

- The location of the site in relation to the settlement and its services and amenities;
- the density of the proposed development and subsequent visual impact on surrounding areas;
- the ease of access to the site and the potential impact of creating any new access (which would be advised by Lancashire County Council Highways staff).

In addition it will also be important to judge the potential of the scheme to enhance the area and whether the location is an important open space.

While Policy G5 would not strictly support the development proposed, this has to be balanced with PPS3 (para 69) and accompanying considerations of suitability. The proposal is of a small scale and would not, given its position set back from the road and screened behind hedges and conifer trees, appear to visually affect the area, subject to appropriate design, scale, materials etc, given that a bungalow is proposed. Therefore, given the position of the site immediately adjacent to the Copster Green settlement boundary and the general housing position of the Borough in relation to PPS3 five year supply, the development of this site for one dwelling is considered suitable and could therefore be supported in principle subject to the schemes conforming to other relevant local and national policies.

With regards to providing a suitable access to the site, the County Highways Engineer would require the applicant to be able to provide a 2.4m x 90m visibility splay at the access point in both directions to the nearside kerb of the A59 and enough turning / manoeuvring space within the plot to enable vehicles to enter and leave the driveway in forward gear. For your information, a recent application just down the road at Blue Trees (3/2011/0611) for a new access driveway was refused on highway safety grounds as they could not achieve the required visibility splay, and on a busy main road like the A59, he was not prepared to accept anything substandard.

Policy Assessment

The LPA acknowledge in their pre-application advice that the site is in countryside. In terms of Policy G5 the proposal would not normally be supported in land use principle terms. However, in this instance the lack of a five year housing supply for the Borough coupled with the fact that the site is well related to the existing pattern of development along this road and the fact that the proposal would constitute brownfield development essentially on the same footprint of the existing building would on any reasonable and objective basis lead one to conclude that this proposal would contribute to the Council's requirement to ensure a five year deliverable supply of housing land and that it would not cause harm to the essentially open and rural character of the countryside. Furthermore, the lawful existing development on this site has seen better days and if this application were approved there is no doubt

that it would leave to environmental improvement to the benefit of the visual amenities of this countryside location. The proposal also includes the removal of a caravan and garden shed from the site.

In addition to the above and in recognition of this countryside location and existing building on the site the proposed residential property would be single storey. As such it would be not conspicuous from Longsight Road or from the rear of existing properties. It would be constructed in materials that would match surrounding properties and to modern day building regulations standards. The proposal would accord with sustainability objectives and the principles embodied in PPS 1 and PPS 3 and would seek to promote local distinctiveness. Essentially the proposal seeks to use the curtilage of the existing former Women's Institute building.

Use

It is proposed to erect one single storey two bedroom residential property

Design and External Appearance

The property would include a natural blue slate roof and painted rendered walls (to match surrounding properties). A small garden room would project from the rear wall of the house. All window frames, door frames and doors would be timber and likely stained in an oak colour. Rainwater goods would likely be dark brown or black. The land falls gently downwards to the rear and hence there will be facing brickwork at the lower section of wall (rear and part side elevations) to match the brickwork of neighbouring dwellings. A small timber decked area would lead from the garden room. The plans show the projection.

Access and Car Parking

The existing access is shown in the photograph below



The existing access would be retained in terms of proportions although would be surfaced using porous tarmacadam. Space is available to the front of the property to park two cars in accordance with the Council's car parking standards and there is a turn around area to ensure that cars can leave the site in forward gear.

The applicant is able to achieve the sightlines (2.4m x 90m) onto Longsight Road and would be happy to accept a planning condition requiring such sightlines to be retained in perpetuity. The plans show the required sightlines.

Landscaping

The proposals will include the provision of a lawned (top soil and seeded) garden to the rear. The rear boundary to the proposed garden would be as per the rear boundary to Women's Institute building. The boundary treatment to the curtilage of the property would be sheep netting on 1.8 metre high timber posts lined with a mixed hawthorn and beech hedge. The hedge would be planted at 30 cm centres (one row) and would be root balled at 1.2 m high.

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Contaminated Land – Desk Top Survey

Demolition of former Women's Institute Building and Erection of Dwelling at

Land at Lynbrook, Longsight Road, Clayton-le-Dale

February 2012

- 1.0 In accordance with advice in PPS 23 there is no reasonable evidence to suggest that this site is contaminated. The site and building has been used as a meeting place and has been in situ for about 50 years. Prior to that the site was greenfield.
- 1.1 The site has not been determined as contaminated land under part A of the Environmental Protection Act 1990 and there are no landfill sites or areas of filled ground within 250 metres of the site. There are no recorded nuisance or pollution instances at or adjacent to this site in the last 12 months. There are no SSSI or Sites of Biological Importance within 250 metres of the site and it is understood that the site is not located within an air quality management area.

320120187P

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 0200 25111

Fax: 0200 26399

Town and Country Planning Act 1990, section 191 as amended by section 10 of the Planning and Compensation Act 1991

**CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR
ACTIVITY IN BREACH OF PLANNING CONDITION**

APPLICATION NO: 3/93/0187/P
DECISION DATE: 25 June 1993
DATE RECEIVED: 22 March 1993

APPLICANT:

Mr P C Warren
Tynebrook
Longsight Road
BLACKBURN

AGENT:

Beardwood Design Ltd
14 Wycoller Road
BLACKBURN
BB2 7AZ

EXISTING USE OR ACTIVITY: USE OF BUILDING AS MEETING ROOM FALLING WITHIN
CLASS D1

AT: FORMER WOMEN'S INSTITUTE BUILDING, LONGSIGHT ROAD, CLAYTON-LE-DALE,
BLACKBURN

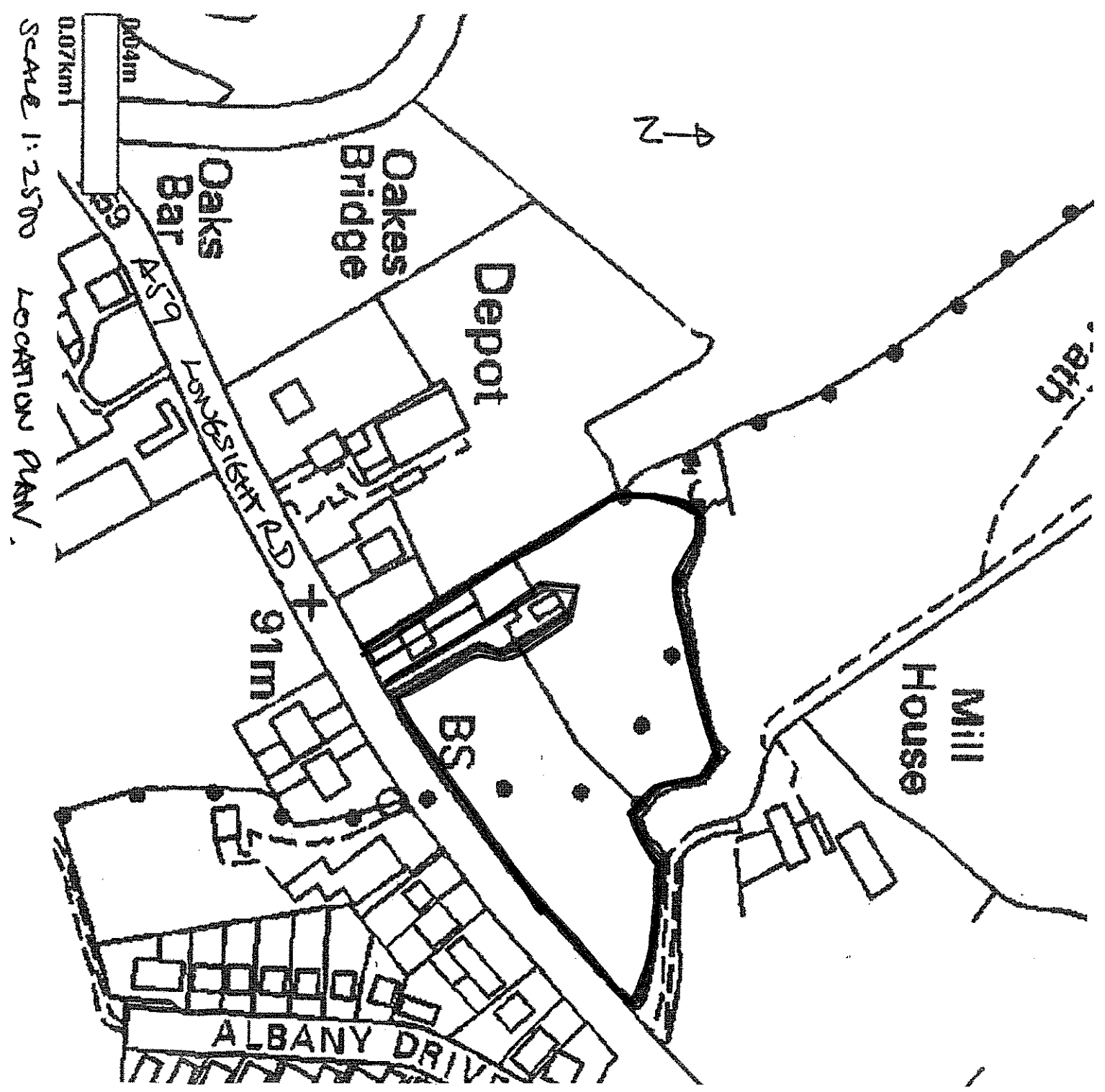
Ribble Valley Borough Council hereby certify that on the received date the use, operations or matter detailed above in respect of the land indicated on the plan attached to this certificate, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

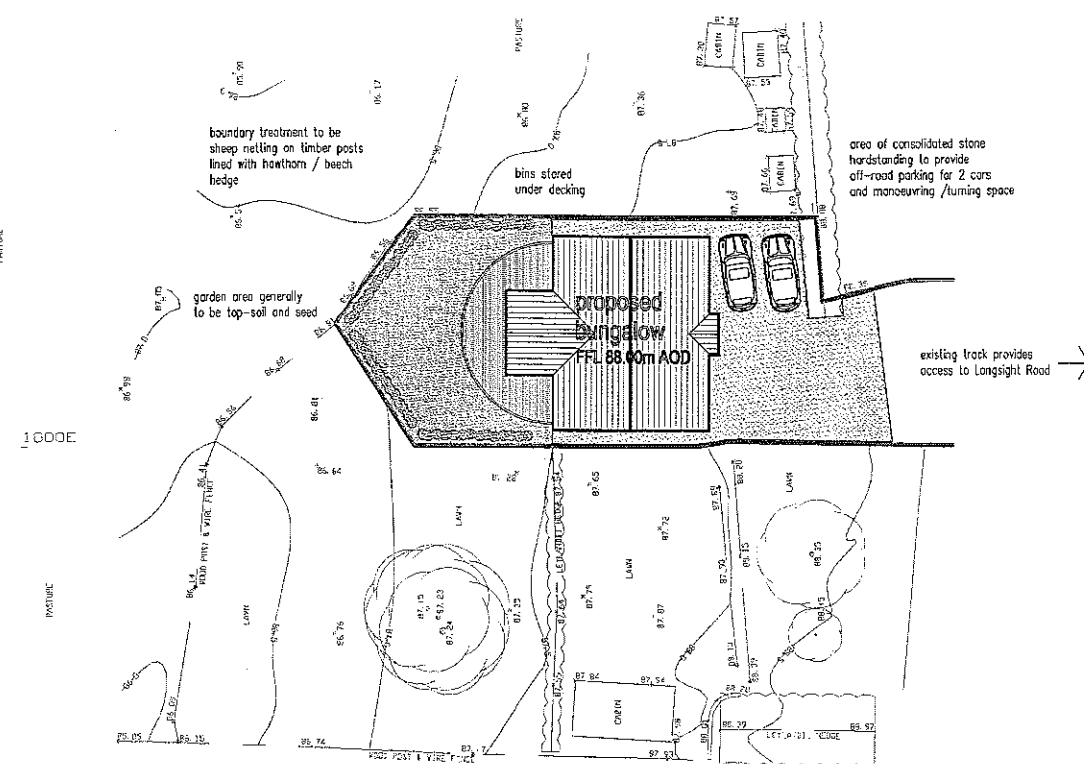

PHILIP BAILEY
DIRECTOR OF DEVELOPMENT

Notes:

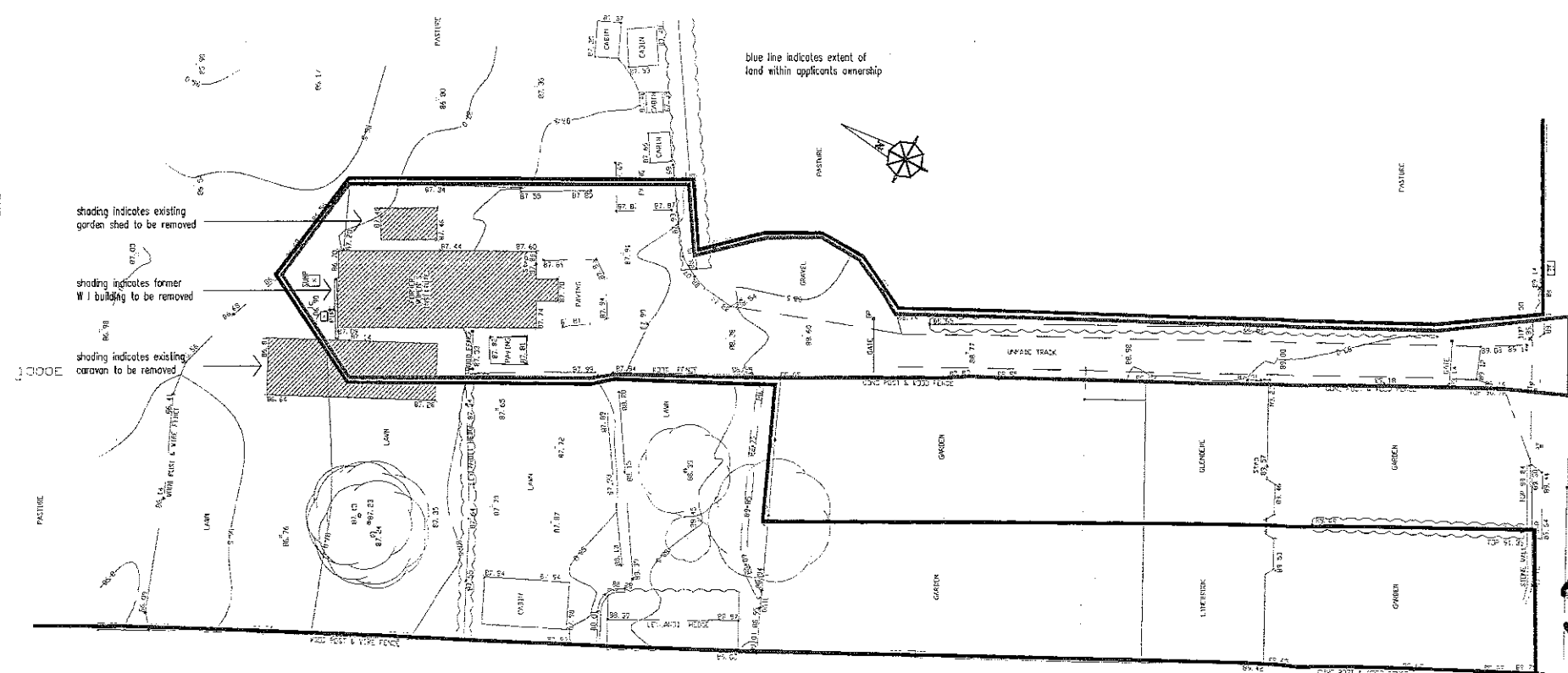
- 1 This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended)
- 2 It certifies that the use, operations or matter as specified taking place on the land identified on the attached plan was lawful, on the specified date and thus was not liable to enforcement action under Section 172 of the 1990 Act on that date.
- 3 This certificate applies only to the extent of the use, operations or matter described, and to the land specified and identified on the attached plan. Any use, operations or matter materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action

320120187P

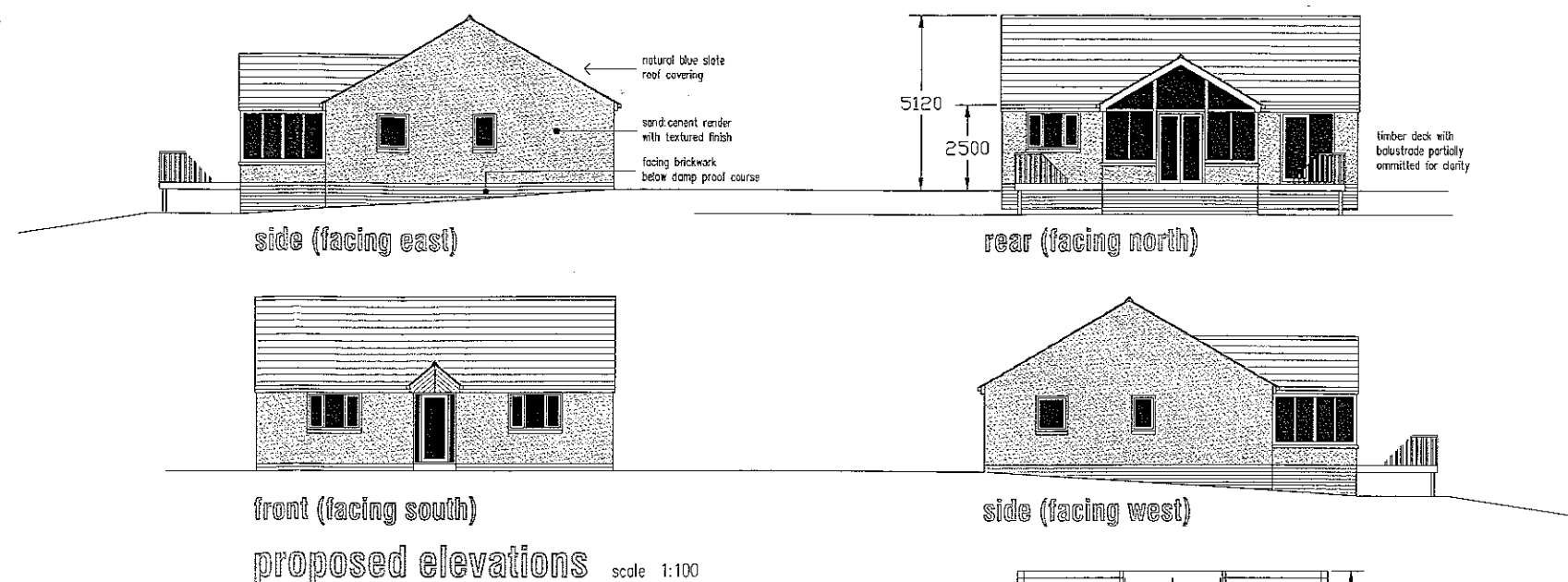




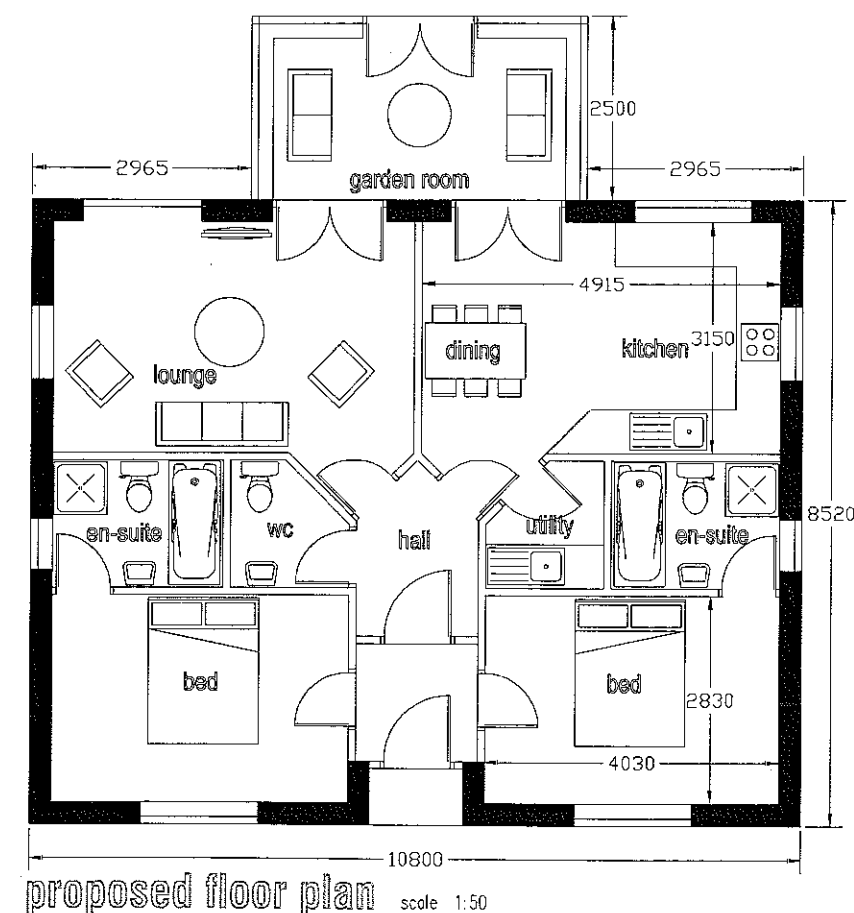
proposed site plan scale 1:200



existing site plan scale 1:200



proposed elevations scale 1:100



proposed floor plan scale 1:50

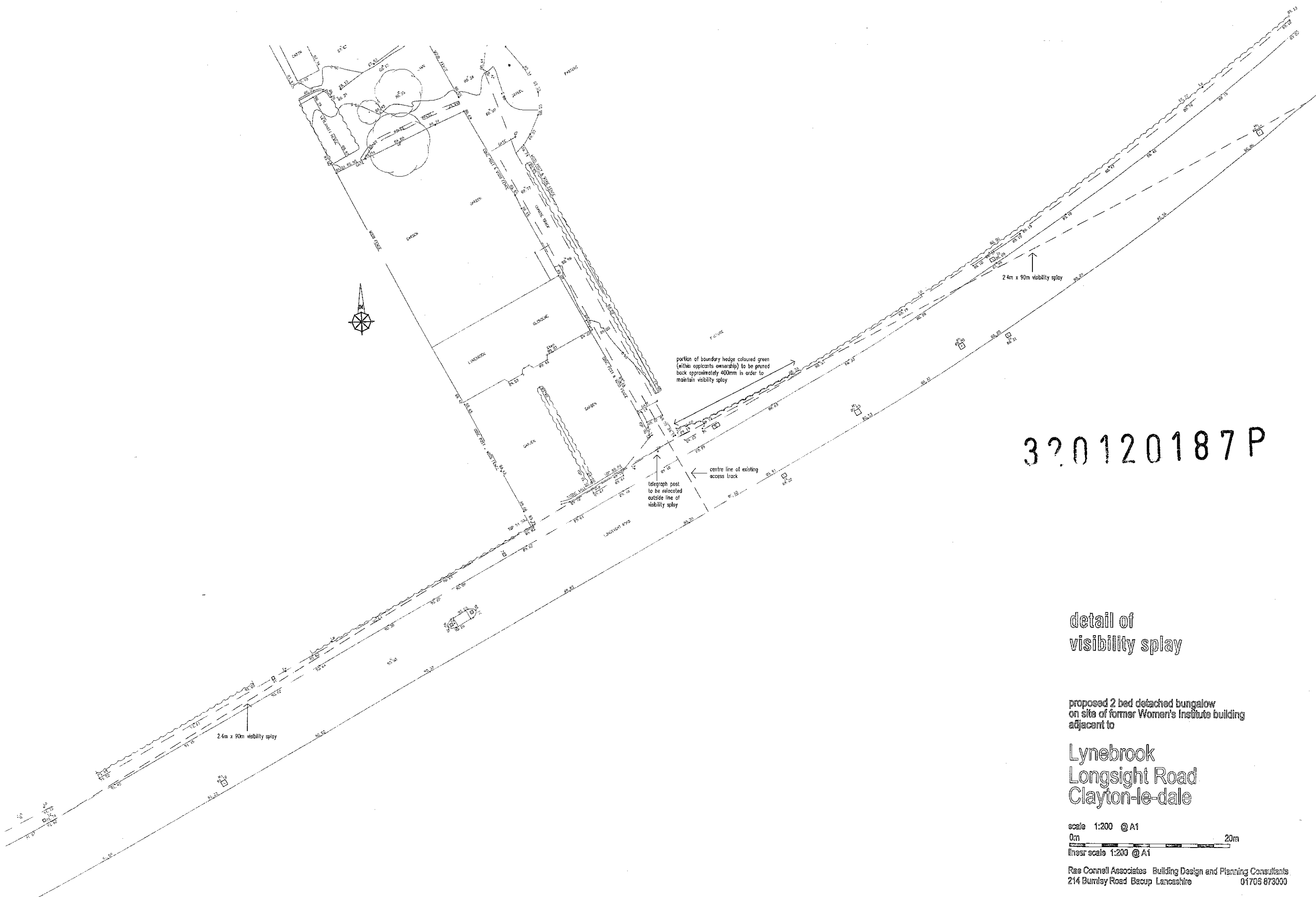
320120187P

proposed 2 bed detached bungalow
on site of former Women's Institute building
adjacent to

Lynebrook
Longsight Road
Clayton-le-dale

scale 1:200 1:100 1:50 @ A1
0m
linear scale 1:50 @ A1

Rae Connell Associates Building Design and Planning Consultants
214 Burnley Road Bacup Lancashire
01705 873000



320120187P

detail of
visibility splay

proposed 2 bed detached bungalow
on site of former Women's Institute building
adjacent to

Lynebrook
Longsight Road
Clayton-le-dale

scale 1:200 @ A1
0m 20m
linear scale 1:200 @ A1

Rae Connell Associates Building Design and Planning Consultants
214 Burnley Road Bacup Lancashire
01705 873000