



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No 320120198 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:	Mr & Mrs	First name:	B	Surname:	Jones
Company name:					
Street address:	Backridge House		Telephone number:	Country Code	National Number
	Twitter Lane				Extension Number
	Bashall Eaves				
Town/City:	Clitheroe		Mobile number:		
County:	Lancashire		Fax number:		
Country:			Email address:		
Postcode:	BB7 3LQ				
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Clare	Surname:	Gascoigne
Company name:	Emery Planning Partnership Ltd				
Street address:	4 South Park Court		Telephone number:	Country Code	National Number
	Hobson Street				Extension Number
Town/City:	Macclesfield		Mobile number:		
County:	Cheshire		Fax number:		
Country:	United Kingdom		Email address:		
Postcode:	SK11 8BS		support@epplanning.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

New agricultural access

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)

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	BACKRIDGE HOUSE		
Street address:	TWITTER LANE		
	BASHALL EAVES		
Town/City:	CLITHEROE		
County:	<input type="text"/>		
Postcode:	BB7 3LQ		

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

Easting:	371814
Northing:	442775

Description:

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

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)/drawing(s)

See supporting letter for references

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):

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

20m tarmac with remainder gritstone tyretracks

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 supporting letter for references

10. Vehicle Parking

320120198 P

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

Not applicable

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:

Agricultural Field

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

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?

350

sq metres

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:

Not applicable

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: Mrs

First name: Clare

Surname: Gascoigne

Person role: Agent

Declaration date:

24/02/2012



Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 19

320120198 P

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

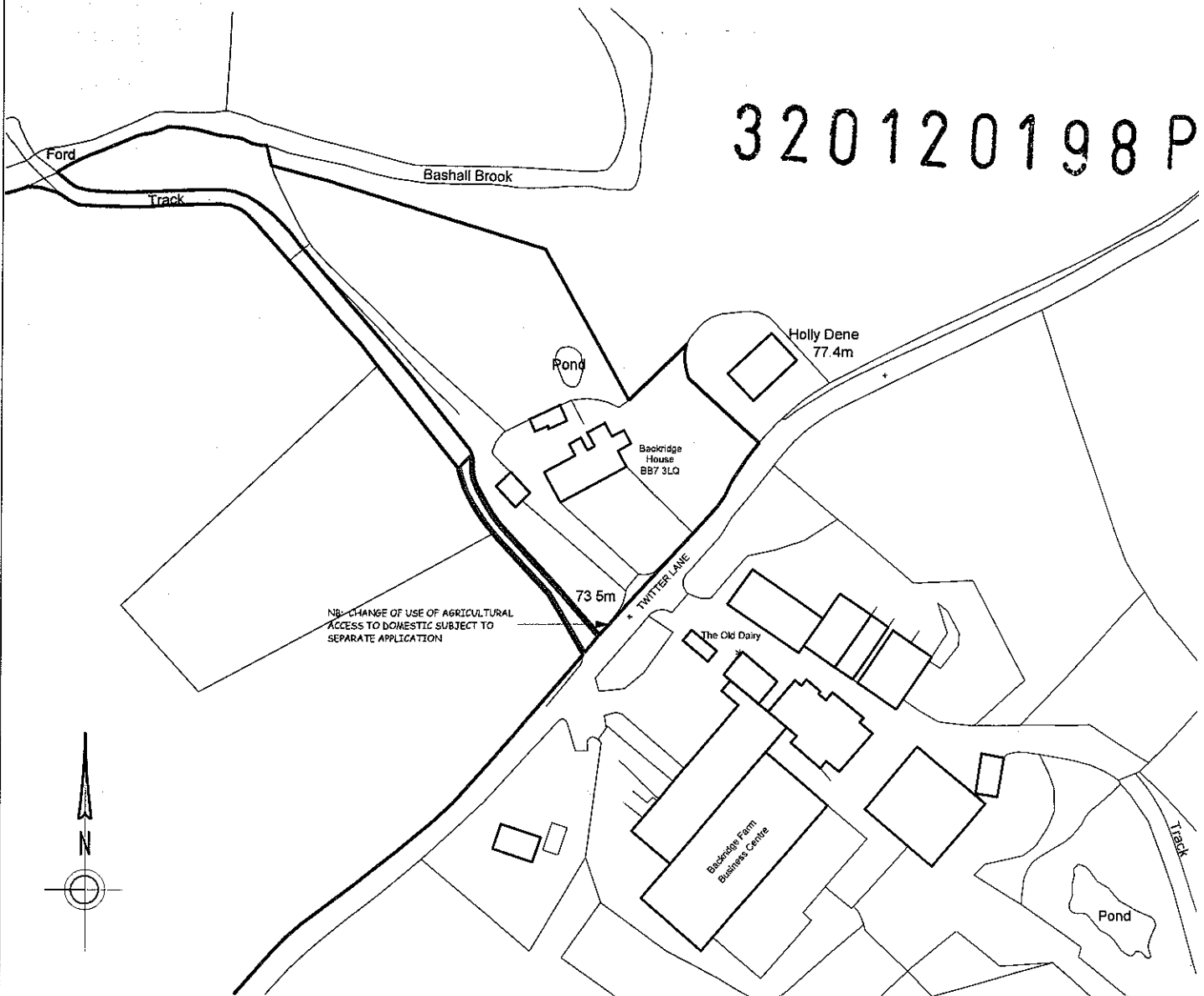
26. Declaration

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



Date

Do not scale dimensions from this drawing. If in doubt ask



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Revisions C February 2012 Boundary change for new agricultural access
A February 2012 Amendments for Planning Application



Backridge House, Twitter Lane, Waddington

Site location plan

date	scale	drg no	rev
August 2011	1:1250 @ A3	1149(SK)00	C

1 Gilmore Street • Stockport • SK3 8DN • T: 0161 477 2616 • F: 0161 477 2617

TECHNICAL NOTE

320120498P
SCP

Transportation Planning : Infrastructure Design

LK/11222 / JANUARY 2012

PROPOSED ACCESS IMPROVEMENTS TO BACKRIDGE HOUSE, TWITTER LANE, NR WADDINGTON, LANCASHIRE

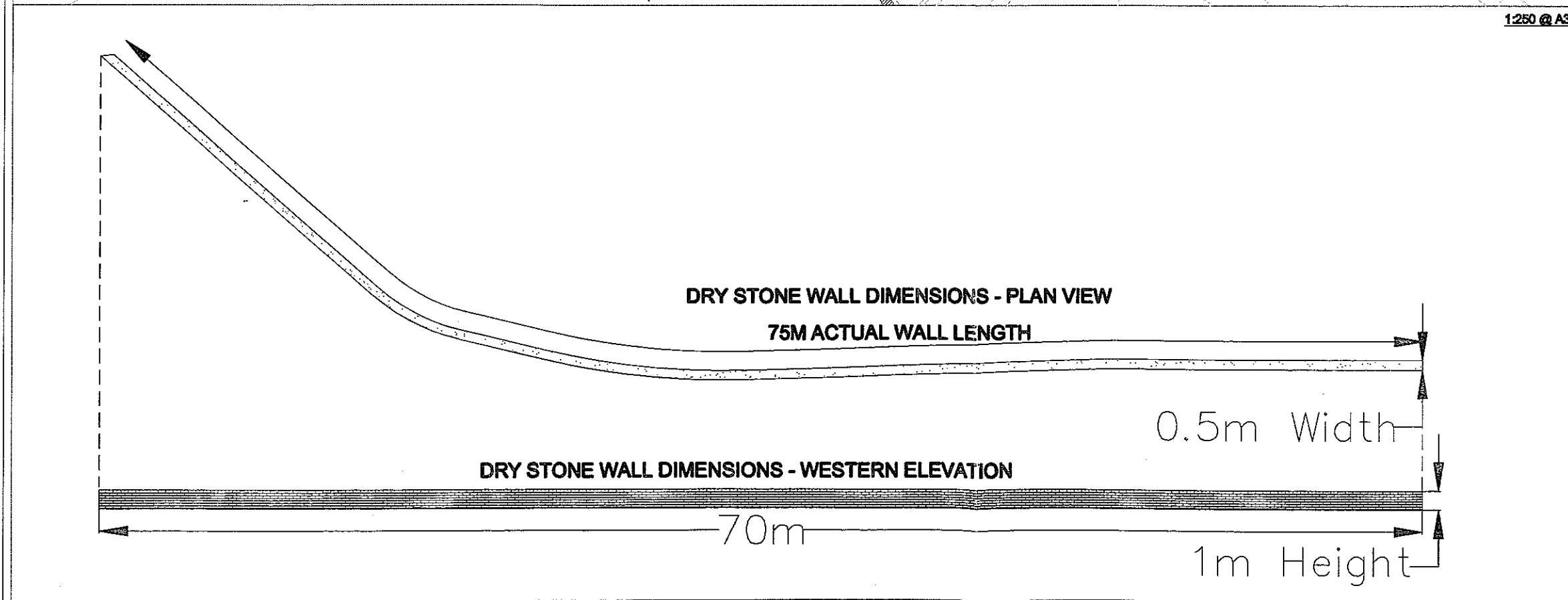
1.0 INTRODUCTION

- 1.1 This Technical Note sets out the features and rationale behind the proposed access arrangements shown on drawing number SCP/11222/SK01 Revision C, which is attached. The plan shows a suggested amendment to the access driveway at Backridge House, Twitter Lane near Waddington, Lancashire, and the agricultural access which lies adjacent to this driveway.
- 1.2 Historically, Backridge House used to form part of Backridge Farm which constituted the farmhouse on the northern side of Twitter Lane and the farm outbuildings on the southern side. Nowadays, Backridge House is a single residential house on the northern side and the former farm buildings on the southern side now make up the Backridge Farm Retail Complex. When a new farmhouse (Croft House) was constructed on the southern side of Twitter Lane in the 1990's, a new access track onto Twitter Lane was constructed in order to reach the farm land to the north, independently of Backridge House. This farm track runs parallel and adjacent to the Backridge House driveway on its western side.
- 1.3 Currently, the Backridge House residential driveway and the farm track join onto Twitter Lane via a 'double bellmouth' arrangement which lies directly opposite the main Backridge Farm Retail Complex access. When the retail complex becomes busy, and because of the fact that Backridge House has a similar name to the Backridge Farm Retail Complex and lies directly opposite, it is quite often the case that visitors to the complex make the mistake of turning into the Backridge House driveway to park, following which they then have to reverse out of the driveway onto Twitter Lane and drive into the complex opposite. This is compounded by the fact that it is difficult to make out the property from the road when driving a vehicle, and so this mistake can be quite easily made to people unfamiliar with the area.
- 1.4 However, the main issue with the current access arrangement is the lack of available junction visibility from the Backridge House driveway or the adjacent farm track. Drawing SK01C shows that visibility from the access is very poor, as measured from a 2m setback distance. Therefore, vehicles exiting the Backridge House driveway must 'edge out' quite a distance into Twitter Lane to see oncoming traffic, which is sometimes made worse by the fact that vehicles are entering / exiting the complex directly opposite.

- 1.5 The main aim of the planning application is therefore to improve and rationalise the existing access situation to include the following:-
- i) Both accesses rationalised (in terms of geometry and layout) and relocated slightly to the west, away from the access into the Backridge Farm Retail Complex;
 - ii) Much improved levels of junction visibility from both the residential driveway and the adjacent farm track; and,
 - iii) Better kerb radii and road surfacing.
- 1.6 SCP submitted an earlier revision of the attached drawing to a Highway Officer (Martin Nugent) at the Local Highway Authority (Lancashire County Council) on 28th November 2011 for comment. During a subsequent phone conversation about the plan on 5th December 2011, the Highway Officer confirmed that the principle of the scheme was acceptable, but suggested that 3 minor amendments were made to the overall layout to improve it.
- 1.7 These suggestions have now been incorporated into the scheme (better delineation of the two accesses, a slight relocation of the front property wall and confirmation that the agricultural track would feature a metalled surface over the first 10-20m) and are included on revision B of the plan which is attached.
- 1.8 There will be no intensification in movements from either access as a result of these proposals and it is anticipated that safety and free flow of the highway in the specific area will be improved as a result. Having regard to this, the scheme is therefore commended to the Local Planning Authority for approval.



320120198 P



NOTES

REVISIONS

REV	DESCRIPTION	DATE	BY
-	-	-	-

SCP
Transportation Planning : Infrastructure Design

Client Name:

MR B JONES

Project Title:

BACKRIDGE FARM, TWITTER LANE,
NEAR WADDINGTON, LANCASHIRE

Drawing Title:

**DIMENSIONS OF WALL
DELINEATING PROPOSED FARM
TRACK / RESIDENTIAL DRIVEWAY**

Drawn By:

Status:

Checked:

Scale:

1:500 / 1:250 @ A3

Drawing No.

SCP/11222/200

Rev.

-



EXISTING FARM TRACK

5.9m
3.2m
14.3m
8.9m

Achievable junction visibility - existing farm track

	To channel line	To centre of lane
To Right	8m	17m
To Left	7m	17m

EXISTING RESIDENTIAL DRIVEWAY

5.9m
3.2m
14.3m
8.9m

Achievable junction visibility - existing driveway

	To channel line	To centre of lane
To Right	15m	28m
To Left	16m	30m

PROPOSED FARM TRACK

WALL REMOVED
DRY STONE WALL TO DELINEATE FARM TRACK AND DRIVEWAY
METALLED SURFACE OVER INITIAL 20m SECTION OF TRACKS
NEW HEDGE / FENCE BOUNDARY TO IMPROVE ACHIEVABLE VISIBILITY SPLAY
EXISTING GATE ACCESS RETAINED
14.7m
1.0m
3.5m
14.8m
NEW DRY STONE BOUNDARY WALL TO IMPROVE ACHIEVABLE VISIBILITY SPLAY. EXISTING DRIVEWAY CLOSED OFF

Achievable junction visibility - proposed farm track

	To channel line	To centre of lane
To Right	40m	70m
To Left	52m	76m

PROPOSED RESIDENTIAL DRIVEWAY

WALL REMOVED
DRY STONE WALL TO DELINEATE FARM TRACK AND DRIVEWAY
METALLED SURFACE OVER INITIAL 20m SECTION OF TRACKS
NEW HEDGE / FENCE BOUNDARY TO IMPROVE ACHIEVABLE VISIBILITY SPLAY
EXISTING GATE ACCESS RETAINED
14.7m
1.0m
3.5m
14.8m
NEW DRY STONE BOUNDARY WALL TO IMPROVE ACHIEVABLE VISIBILITY SPLAY. EXISTING DRIVEWAY CLOSED OFF

Achievable junction visibility - proposed driveway

	To channel line	To centre of lane
To Right	40m	71m
To Left	46m	74m

NOTES

REVISIONS			
REV	DESCRIPTION	DATE	BY
A	TWEAKS TO GEOMETRY OF PROPOSED ACCESS ARRANGEMENTS FOLLOWING DISCUSSIONS WITH COUNCIL AND CLIENT	4-1-12	LK
B	BOUNDARY WALL DETAIL ADJUSTED	31-1-12	LK
C	INTERNAL ACCESS TRACK ALIGNMENT SLIGHTLY ADJUSTED	09-2-12	LK
D	1. DIMENSIONS ADDED 2. DETAILS OF WALL ADDED	1-3-12	LK

SCIP

Transportation Planning : Infrastructure Design

3rd Floor, 150, Abchurch Lane, Manchester M4 6AF, Tel: 0161 475 6400, Fax: 0161 475 6401, email: info@scip.co.uk, www.scip.co.uk

Client Name: MR B JONES

Project Title: BACKRIDGE FARM, TWITTER LANE, NEAR WADDINGTON, LANCASHIRE

Drawing Title: EXISTING & PROPOSED ACCESS ARRANGEMENTS

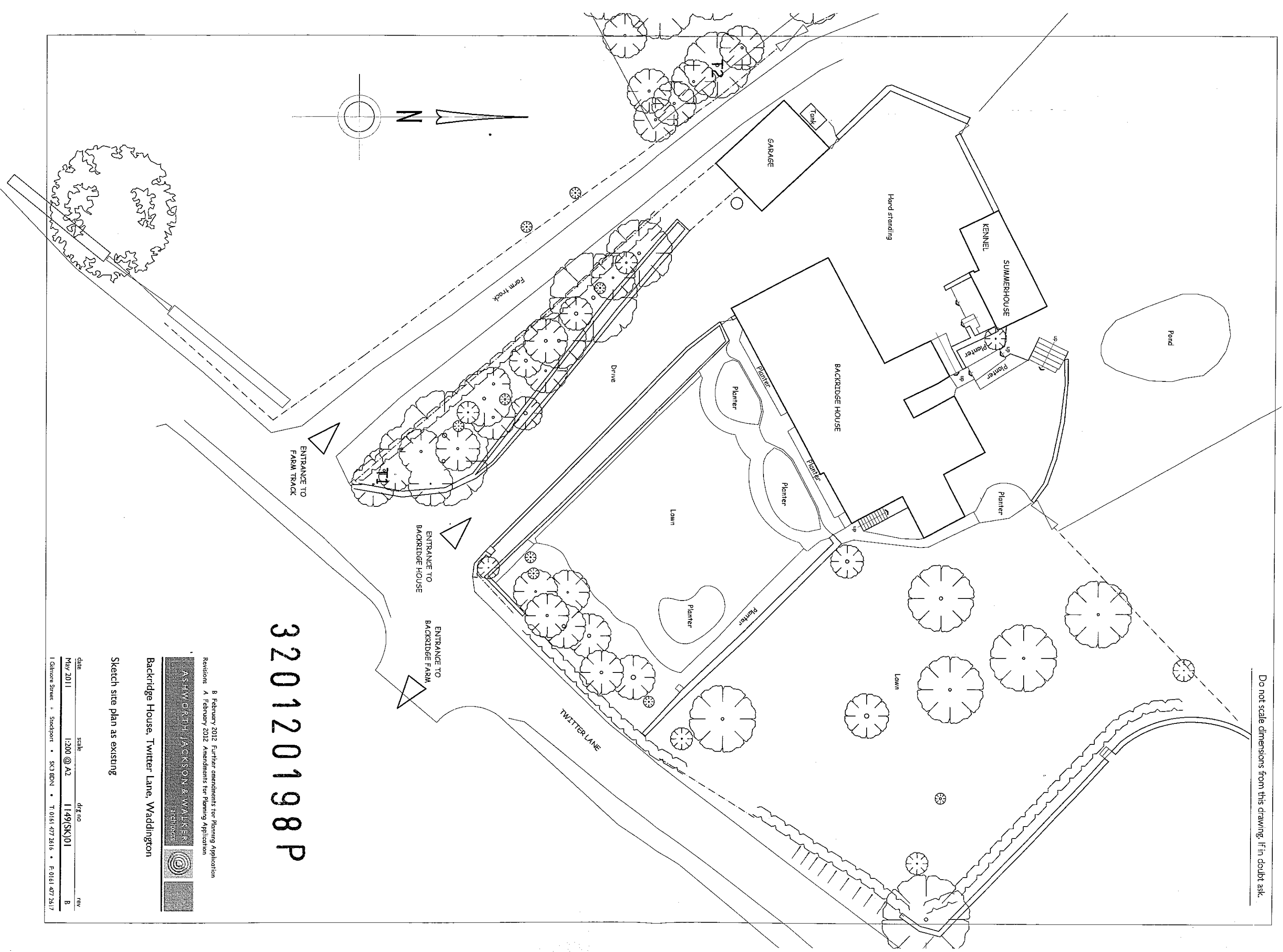
Date: NOV 2011 Drawn By: LK

Scale: 1:500 @ A1 Checked: -

Drawn: - Approved: -

Drawing No: SCP/11222/SK01 Rev: D

Do not scale dimensions from this drawing. If in doubt ask.



320120198P

Revisions B February 2012 Further amendments for Planning Application
A February 2012 Amendments for Planning Application

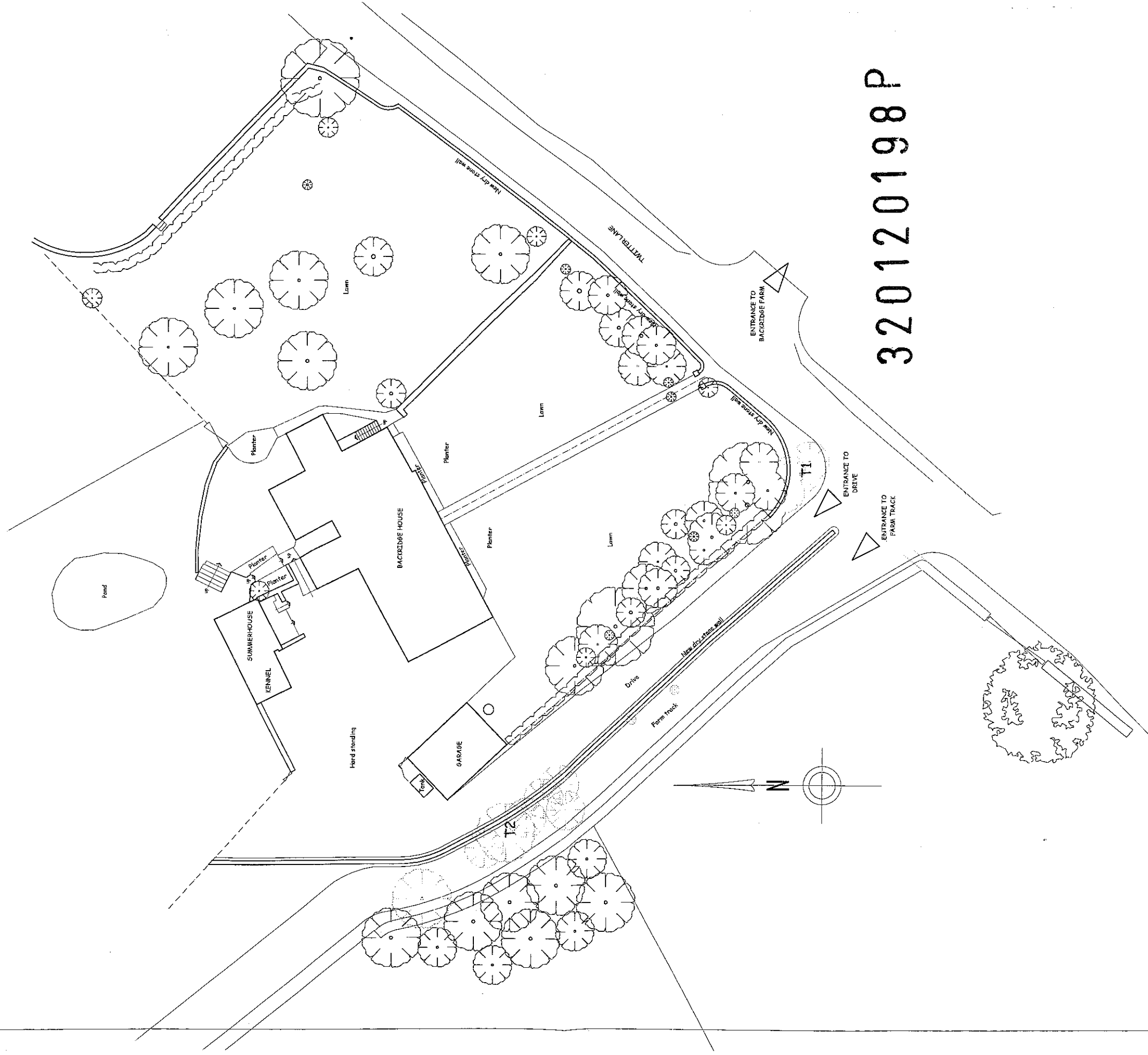
ASHWORTH JACKSON & WALKER
architects

Backridge House, Twitter Lane, Waddington

Sketch site plan as existing

date	scale	drg no	rev
May 2011	1:200 @ A2	1149/SKJ01	B
1 Gilmore Street • Stockport • SK3 8DN • T. 0161 477 2616 • F. 0161 477 2617			

Do not scale dimensions from this drawing, if in doubt ask.



Revisions: C February 2012 Further amendments for Planning Application
B February 2012 Amendments for Planning Application



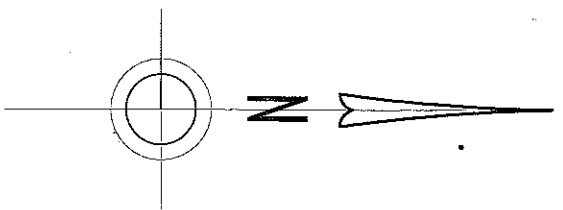
Backridge House, Twitter Lane, Waddington

Sketch site plan as proposed

Site: January 2012
Scale: 1:200 @ A1
Drawing No: 1149/SK/09
Project: Backridge House
Client: T. 0147 27 2614 • E. 0147 27 2617

Do not scale dimensions from this drawing. If in doubt ask.

320120199P



ENTRANCE TO
FARM TRACK

ENTRANCE TO
BACKRIDGE HOUSE

ENTRANCE TO
BACKRIDGE FARM

TWITTER LANE

GARAGE

Tank

Hard standing

KENNEL

SUMMERHOUSE

BACKRIDGE HOUSE

Planter

Planter

Planter

Planter

Lawn

Lawn

Pond

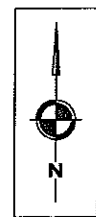
Revisions
B February 2012 Further amendments for Planning Application
A February 2012 Amendments for Planning Application

ASHWORTH JACKSON & WALKER
architects

Backridge House, Twitter Lane, Waddington

Sketch site plan as existing

date	scale	drg no	rev
May 2011	1:200 @ A2	1149/SK01	B
1 Gilmore Street • Stockport • SK3 8DN • T: 0161 477 2616 • F: 0161 477 2617			



Backridge
House

1:500 @ A3

The Old Dairy

320120199P

REVISIONS			
REV	DESCRIPTION	DATE	BY
-	-	-	-

SCIP
Transportation Planning : Infrastructure Design

Client Name:
MR B JONES

Project Title:
**BACKRIDGE FARM, TWITTER LANE,
NEAR WADDINGTON, LANCASHIRE**

Drawing Title:
**DIMENSIONS OF WALL
DELINEATING PROPOSED FARM
TRACK / RESIDENTIAL DRIVEWAY**

Drawn By:	-	Status:	-
Checked:	-	Scale:	1:500 / 1:250 @ A3

Drawing No.	SCP/11222/200	Rev.	-
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1:250 @ A3

