



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

30 MAR 2012

For office use only	020120317P
Application No	
Date received	
Fee paid £	Receipt No:

### Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting [www.planningportal.gov.uk/apply](http://www.planningportal.gov.uk/apply)

#### 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.

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

<h4>1. Applicant Name and Address</h4> <p>Title: <input type="text" value="MR."/> First name: <input type="text" value="J"/></p> <p>Last name: <input type="text" value="HARRISON"/></p> <p>Company (optional): <input type="text"/></p> <p>Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/></p> <p>House name: <input type="text" value="RIBBLECOTE MANOR"/></p> <p>Address 1: <input type="text" value="SWINDEN"/></p> <p>Address 2: <input type="text"/></p> <p>Address 3: <input type="text"/></p> <p>Town: <input type="text" value="SKIPTON"/></p> <p>County: <input type="text" value="NORTH YORKSHIRE"/></p> <p>Country: <input type="text" value="ENGLAND"/></p> <p>Postcode: <input type="text" value="BD23 4LS"/></p>	<h4>2. Agent Name and Address</h4> <p>Title: <input type="text" value="MR."/> First name: <input type="text" value="KEITH"/></p> <p>Last name: <input type="text" value="NOLAN"/></p> <p>Company (optional): <input type="text" value="ARCHITECTURAL DESIGN PARTNERSHIP"/></p> <p>Unit: <input type="text"/> House number: <input type="text" value="9"/> House suffix: <input type="text"/></p> <p>House name: <input type="text" value="KIRKSYDE"/></p> <p>Address 1: <input type="text" value="CASTLE ROAD"/></p> <p>Address 2: <input type="text"/></p> <p>Address 3: <input type="text"/></p> <p>Town: <input type="text" value="COLNE"/></p> <p>County: <input type="text" value="LANCASHIRE"/></p> <p>Country: <input type="text" value="ENGLAND"/></p> <p>Postcode: <input type="text" value="BBB 7AR"/></p>
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#### 3. Description of the Proposal

Please describe the proposed development, including any change of use:

REVISED PLANNING APPLICATION FOR ALTERATIONS, EXTENSIONS AND CHANGE OF USE TO THE PUBLIC HOUSE AS FOLLOWS :-

BASEMENT - SPLIT RESIDENTIAL ACCOMMODATION WITH EXTENSION AND BEAUTY SALON WITH EXTENSION

GROUND FLOOR - BEAUTY SALON WITH EXTENSIONS AND OPTIONAL CHANGE OF USE TO PART FOR USE CLASSES A1, A2 OR D1 DENTISTRY

FIRST & SECOND FLOOR - SPLIT INTO 2ND APARTMENTS WITH ROOF TERRACE

Has the building, work or change of use already started?  Yes  No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):  (date must be pre-application submission)

Has the building, work or change of use been completed?  Yes  No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):  (date must be pre-application submission)

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#### 4. Site Address Details

Please provide the full postal address of the application site.

Unit:  House number:  House suffix:

House name: **PENDLE HOTEL**

Address 1: **CLITHEROE ROAD**

Address 2:

Address 3:

Town: **CHATBURN**

County: **LANCASHIRE**

Postcode (optional): **BB7 4JY**

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

Easting:  Northing:

Description:

#### 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). Please tick if the full contact details are not known, and then complete as much as possible:

Officer name: **COLIN SHARP**

Reference: **NONE**

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

**GENERAL DISCUSSION**

#### 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:

**AREA WITHIN CAR PARK**

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

If Yes, please provide details:

#### 8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?  Yes  No

If Yes, please provide details:

#### 9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council?  Yes  No

If Yes, please provide details:

320120317P

### 10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	TIMBER FRAME / STONework	STONework	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	SLATE	SLATE	<input type="checkbox"/>	<input type="checkbox"/>	
Windows	TIMBER / UPVC	WHITE UPVC POWDER COATED ALUMINIUM	<input type="checkbox"/>	<input type="checkbox"/>	
Doors	TIMBER / UPVC	UPVC / TIMBER POWDER COATED ALUMINIUM	<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>	

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:

DRAWINGS NUMBER 162/7, 8, 9B 10B 11A & 12

### 11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars		16 TOTAL	
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces		1	1
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

320120317P

### 12. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer                       Cess pit  
 Septic tank                          Other  
 Package treatment plant

Are you proposing to connect to the existing drainage system?  Yes  No

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

DRAWING 462/11A

### 13. 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 a 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                       Existing watercourse  
 Soakaway     Pond/lake  
 Main sewer

### 14. Biodiversity and Geological Conservation

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

### 15. Existing Use

Please describe the current use of the site:

FORMER PUBLIC HOUSE

Is the site currently vacant?  Yes  No

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

PUBLIC HOUSE

When did this use end (if known)? DD/MM/YYYY  (date where known may be approximate)

Does the proposal involve any of the following:

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

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

### 16. 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 will need to provide a full Tree Survey, with accompanying plan before your application can be determined. 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'.

### 17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?  Yes  No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

### 18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?  Yes  No  
 If Yes, please complete details of the changes in the tables below:

320120317P

Proposed Housing							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>		2	1			b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
<b>Totals (a+b+c+d+e+f+g)=</b>							<b>A</b>

Existing Housing							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
<b>Totals (a+b+c+d+e+f+g)=</b>							<b>E</b>

Social Rented							
Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
<b>Totals (a+b+c+d+e+f+g)=</b>							<b>B</b>

Social Rented							
Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
<b>Totals (a+b+c+d+e+f+g)=</b>							<b>F</b>

Intermediate							
Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
<b>Totals (a+b+c+d+e+f+g)=</b>							<b>C</b>

Intermediate							
Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
<b>Totals (a+b+c+d+e+f+g)=</b>							<b>G</b>

Key worker							
Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
<b>Totals (a+b+c+d+e+f+g)=</b>							<b>D</b>

Key worker							
Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
<b>Totals (a+b+c+d+e+f+g)=</b>							<b>H</b>

**Total proposed residential units (A+B+C+D) = 3**

**Total existing residential units (E+F+G+H) =**

**TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 3**

### 19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  Yes  No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	<input type="checkbox"/>			374	
	<input type="checkbox"/>			237	
A2	<input type="checkbox"/>			Possible 74m <sup>2</sup> off above area	
A3	<input type="checkbox"/>				
A4	<input type="checkbox"/>	483	483		
A5	<input type="checkbox"/>				
B1 (a)	<input type="checkbox"/>				
B1 (b)	<input type="checkbox"/>				
B1 (c)	<input type="checkbox"/>				
B2	<input type="checkbox"/>				
B8	<input type="checkbox"/>				
C1	<input type="checkbox"/>	254	254		
C2	<input type="checkbox"/>				
D1	<input type="checkbox"/>			Possible 74m <sup>2</sup> off above area	
D2	<input type="checkbox"/>				
OTHER	<input type="checkbox"/>				
	<input type="checkbox"/>				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>	7		
C2	Residential institutions	<input type="checkbox"/>			
Other	Hostels	<input type="checkbox"/>			

### 20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees	10	5	12	

### 21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
BEAUTY SALON	8am - 8pm	8am - 8pm	—	
OTHER	8am - 8pm	8am - 8pm		

### 22. Site Area

Please state the site area in hectares (ha)

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### 23. 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:

Is the proposal a waste management development?  Yes  No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

### 24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below?  Yes  No  Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes) <input type="text"/>	Ethylene oxide (tonnes) <input type="text"/>	Phosgene (tonnes) <input type="text"/>
Ammonia (tonnes) <input type="text"/>	Hydrogen cyanide (tonnes) <input type="text"/>	Sulphur dioxide (tonnes) <input type="text"/>
Bromine (tonnes) <input type="text"/>	Liquid oxygen (tonnes) <input type="text"/>	Flour (tonnes) <input type="text"/>
Chlorine (tonnes) <input type="text"/>	Liquid petroleum gas (tonnes) <input type="text"/>	Refined white sugar (tonnes) <input type="text"/>

Other:

Other:

Amount (tonnes):

Amount (tonnes):

320120317P

**25. Certificates**

**One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form**  
**CERTIFICATE OF OWNERSHIP - CERTIFICATE A**

**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**  
 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.

Signed - Applicant: \_\_\_\_\_ Or signed - Agent: \_\_\_\_\_ Date (DD/MM/YYYY): 28/03/2012

**CERTIFICATE OF OWNERSHIP - CERTIFICATE B**

**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**  
 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.

Name of Owner	Address	Date Notice Served

Signed - Applicant: \_\_\_\_\_ Or signed - Agent: \_\_\_\_\_ Date (DD/MM/YYYY): \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP - CERTIFICATE C**

**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**  
 I certify/ The applicant certifies that:  
 § Neither Certificate A or B can be issued for this application  
 § All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:  
 \_\_\_\_\_

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated): \_\_\_\_\_ On the following date (which must not be earlier than 21 days before the date of the application): \_\_\_\_\_

Signed - Applicant: \_\_\_\_\_ Or signed - Agent: \_\_\_\_\_ Date (DD/MM/YYYY): \_\_\_\_\_

320120317P



**25. Certificates (continued)**

**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else 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 to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

**AGRICULTURAL HOLDINGS CERTIFICATE**

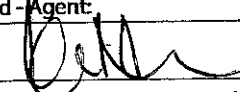
**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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.

Signed - Applicant:

Or signed - Agent:



Date (DD/MM/YYYY):

28/03/2012

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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

**26. Planning Application Requirements - Checklist**

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- |   |  |
|---|--|
| 3 copies of a completed and dated application form: <input type="checkbox"/>  | The correct fee: <input type="checkbox"/>  |
| 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: <input type="checkbox"/> | 3 copies of a design and access statement: <input type="checkbox"/>  |
| 3 copies of other plans and drawings or information necessary to describe the subject of the application: <input type="checkbox"/>  | 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): <input type="checkbox"/>         |
|   | 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): <input type="checkbox"/> |

**27. Declaration**

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

Signed - Applicant:

Or signed - Agent:



Date (DD/MM/YYYY):

28/03/2012

(date cannot be pre-application)

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**28. Applicant Contact Details**

## Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

**29. Agent Contact Details**

## Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):  
 keith.nolan@talktalk.net

**30. 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)  Agent  Applicant  Other (if different from the agent/applicant's details)

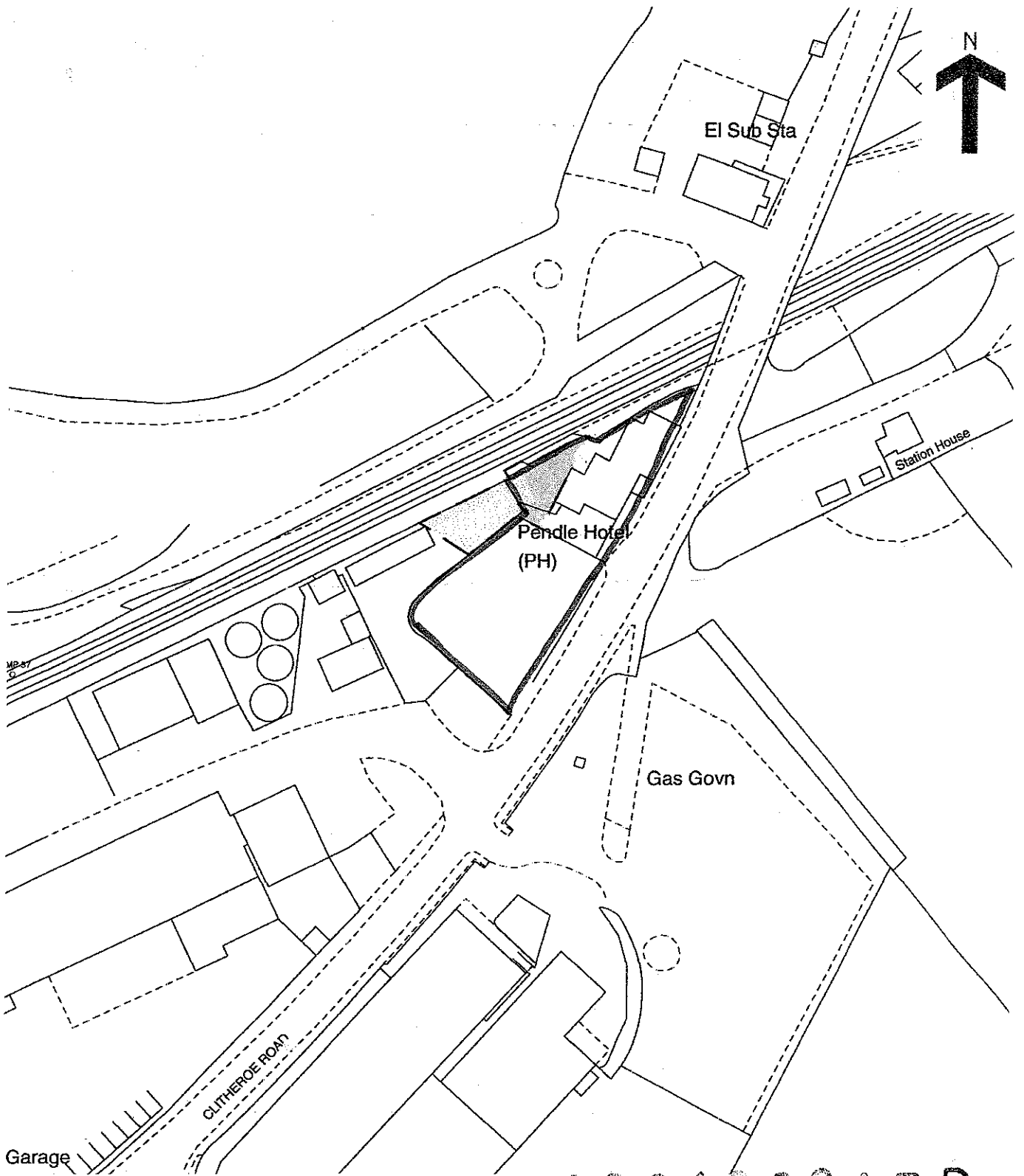
If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

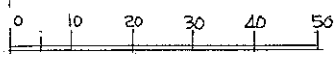
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LOCATION PLAN

SCALE 1:1250 462/12



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April 2012

PLANNING STATEMENT

FOR

PROPOSED ALTERATIONS, EXTENSION AND CHANGE  
OF USE AT  
THE PENDLE HOTEL  
CLITHEROE ROAD  
CHATBURN

320120317P

1.0 Site Location

The Pendle Hotel is situated South West of Chatburn village on the Clitheroe Road.

2.0 Use

The site comprises a former Public House and Hotel and has been vacant for approximately 2 years. A large car park is situated to the South West of the building and Clitheroe Road runs along the South Eastern boundary with the railway to the North.

It is proposed to change the use of the building to Apartments, Beauty Salon and option of use classes A1, A2 or B1 dentistry

Planning Consent was granted in May 2011 for a change of use to a Beauty Salon and Residential accommodation together with extending the property to the rear (North Western Elevation).

3.0 Amount of Development

The building comprises a basement, ground first and second floor which it is proposed to renovate and extend generally in accordance with the existing Planning Consent with slight modification as listed below.

4.0 Layout Scale and Appearance

The changes to the original Application are as follows:

Basement Area

- Split into 1 No Apartment with extension occupying approximately 92M<sup>2</sup> and Beauty Salon with extension approximately 120M<sup>2</sup>.

Ground Floor Area

- Beauty Salon and Hairdressers maintained with slight internal alterations and extension with the option to use classes A1, A2 or D1 dentistry Approximately 142M<sup>2</sup>.

First Floor

- Internal alterations to provide 1No Apartment with access to the second floor 104M<sup>2</sup> approximately.

## Second Floor

- Internal alterations to provide 1 No Apartment 119M<sup>2</sup>.

It is proposed to omit the external stairs to the Flat Roof Terrace and alter the South West Elevation to incorporate a full height aluminum glazed curtain walling feature.

The stone boundary wall to the car park will be taken down with the stonework re-used on the extensions.

The extensions to the rear will be two storey with a roof terrace and have an overall footprint of 7.8m x 4m and 5.2m x 3.4m the existing two storey rear annexe will be demolished.

The timber framed, single storey section at footway level will be demolished and re-built in masonry construction.

The existing roof structure incorporates a flat roof section that is not visible at ground level and is drained internally through the building. It is proposed to reconstruct this flat roof at a higher level just below the ridge height and discharge the rainwater via a hopper externally to the rear of the building maintaining the buildings appearance as viewed at ground level.

## 5.0 Access

The existing access to the building will be maintained together with the incorporation of new doorways to the basement apartment.

Level access from the car park will be provided to the Beauty Salon and an internal lift will be installed to the Salon.

## 6.0 Crime Prevention

Intruder alarms will be fitted to all parts of the building together with security locks and safety glass.

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7.0 Climatic Change

No renewable energy sources are proposed, however the proposals will have solar heat gains and cooling by openable doors and windows.

8.0 Landscaping

Landscaping is proposed to both sides of the entrance to the Salon together with a Strip adjacent to the existing footway after removal of the boundary wall.

A scheme will be submitted prior to implementation.