



RIBBLE VALLEY
BOROUGH COUNCIL

18 APR 2012

For office use only

Application No. 3/2012/0387

Date received

Fee paid £150.00 Receipt No: 15453

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

Householder Application for Planning Permission for works or extension to a dwelling.
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:	Mrs	First name:	Rachel	Surname:	Wolfenden
Company name:					
Street address:	Broomhill Farm		Country Code	National Number	Extension Number
	Smalden Lane		Telephone number:		
	Grindleton		Mobile number:		
Town/City:	Clitheroe		Fax number:		
County:	Lancashire		Email address:		
Country:					
Postcode:	BB7 4RX				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:		First Name:		Surname:	
Company name:	Sunderland Peacock & Associates Ltd				
Street address:	Hazlemere		Country Code	National Number	Extension Number
	Pimlico Road		Telephone number:	01200423178	
			Mobile number:		
Town/City:	Clitheroe		Fax number:		
County:	Lancs		Email address:		
Country:					
Postcode:	BB7 2AG				

3. Description of Proposed Works

Please describe the proposed works:

Demolition of contemporary: porches, garage, utility room and games room extensions and construction of new garage / store / utility / rear hall / front porch (work from home office) and snug / kitchen with bedroom accommodation at first floor level. Construction of lean to canopy to new internal courtyard area. Construction of stone canopy to front entrance door (south east elevation). Alteration to existing window (south east elevation). Alteration to existing door opening to form new window opening (north east elevation). Alteration to existing window opening to form new door and window opening (north west elevation). Associated external works and installation of new sewage treatment plant. (Resubmission of approved scheme Ref 3/2006/0193 with design amendments).

Has the work already been started
without planning permission?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

320120387P

House:		Suffix:	
House name:	BROOMHILL FARM		
Street address:	SMALDEN LANE		
	GRINDLETON		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 4RX		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	375707		
Northing:	447111		

5. 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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Colin Surname: Share

Reference:

Date (DD/MM/YYYY): 22/03/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Did not foresee any problems - advised to submit an application.

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

9. 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

10. 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

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

11. (Materials continued)

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

Natural stone with natural stone surrounds, quoins and verge copings.

Description of *proposed* materials and finishes:

Natural stone with natural stone surrounds, quoins and verge copings all to match existing.

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

Grey slate.

Description of *proposed* materials and finishes:

Grey slate to pitched roofs to match existing.

Lead sheat covering to flat roof section over Porch / Work From Home Office

Black flush fitting conservation rooflights.

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

Timber framed windows.

Description of *proposed* materials and finishes:

Timber framed windows generally.

Timber or powder coated aluminium frames to specific openings identified on the proposed drawing.

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

Timber framed.

Description of *proposed* materials and finishes:

Timber framed doors generally.

Timber or powder coated aluminium framed to specific openings identified on the proposed drawing.

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

N/A

Description of *proposed* materials and finishes:

N/A

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

Tarmac / concrete.

Description of *proposed* materials and finishes:

Stone paved or tarmac surfaced hardstanding to internal courtyard fronting the garage extension.

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 Plns and Elevations Drg No 4222-01A

Proposed Plans and Elevations Drg No 4222-03A

Bat Survey

BIOCK sewage treatment plant details

External materials and rooflight details Ref Version 1.01

12. 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: Stuart Surname: Herd

Person role: Agent Declaration date: 13/04/2012 ☒ Declaration made**12. 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

12. Certificates (Agricultural Land Declaration - continued)

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

13. Declaration

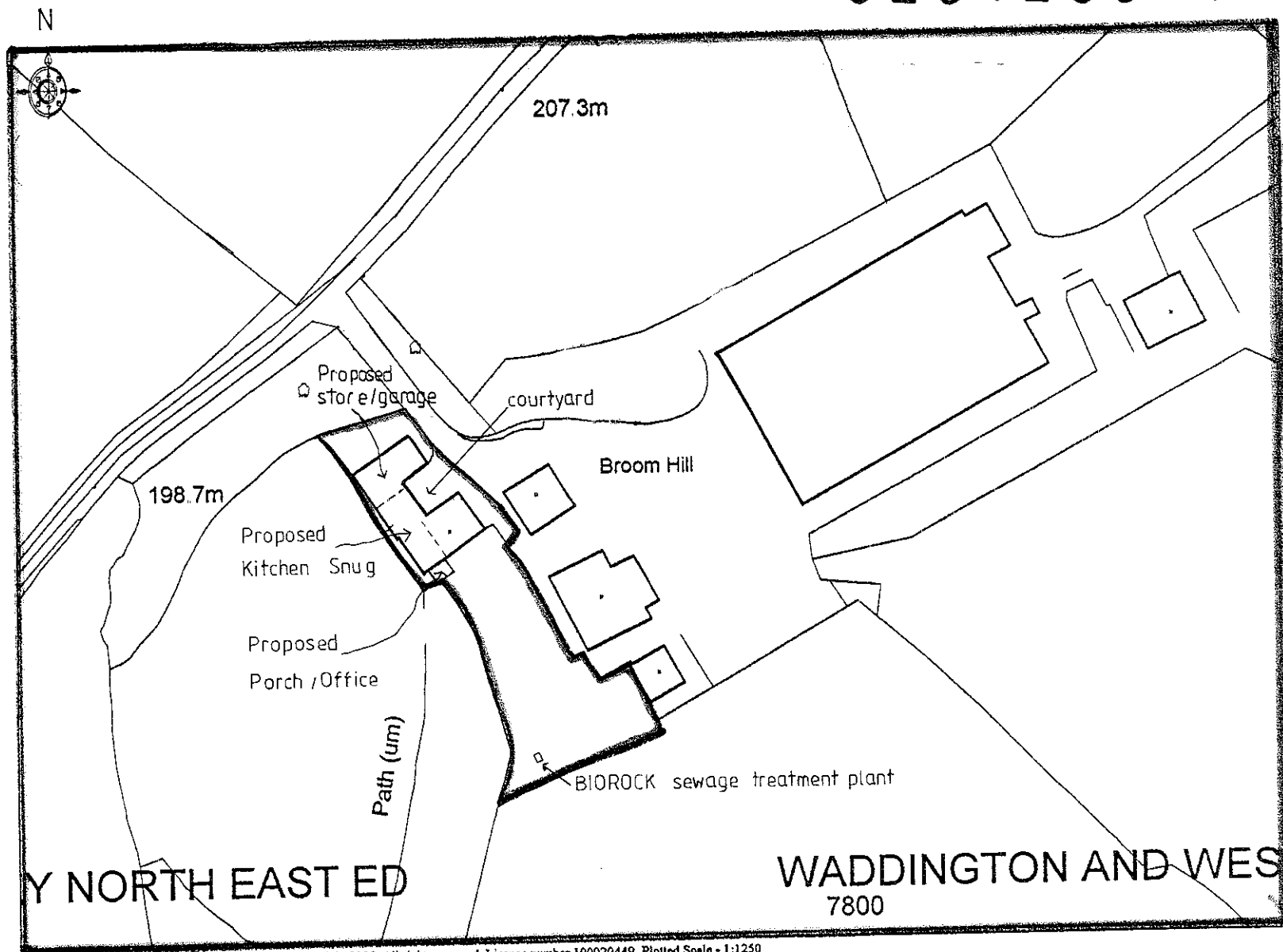
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information



Date

BROOM HILL 4222 LOCATION PLAN

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Ordnance Survey

© Crown Copyright 2005 All rights reserved. Licence number 100020449. Plotted Scale - 1:1250

This map was created with Promap

**PROPOSED EXTERNAL MATERIAL AND ROOF WINDOW
DETAILS FOR THE PROPOSED ALTERATIONS AND
EXTENSION OF BROOMHILL FARMHOUSE, SMALDEN LANE,
GRINDLETON**

320120387P



JOB REF. 4222

DATE APRIL 2012

VERSION 1.01

SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZELMERE PIMLICO ROAD CLITHEROE
LANCASHIRE BB7 2AG
T 01200 423178 F 01200 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com



PI.1 The above photograph shows samples of the reclaimed natural stone that would be used to clad the external walls of the proposed extension and the dressed stone for the surrounds – all to match the existing house.



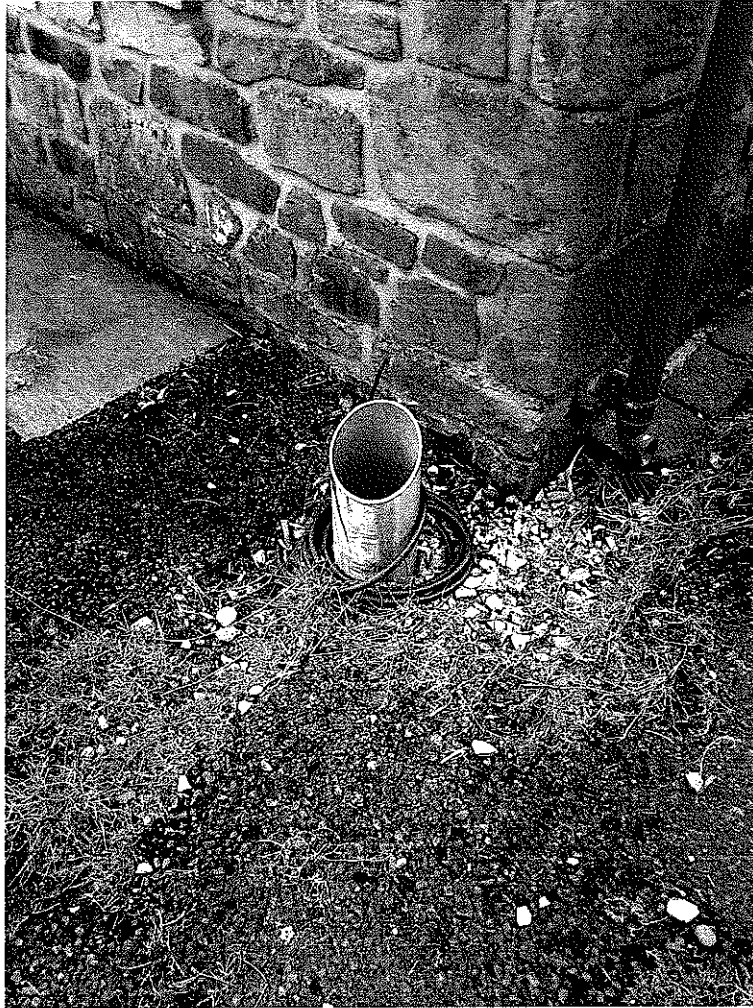
PI. 2 The above photograph shows samples of the natural grey slate that would be used to finish the proposed extension roof, which would match the existing house.



Pl. 3 Photograph showing the Velux Conservation roof window to be used to replace existing and for the proposed extension

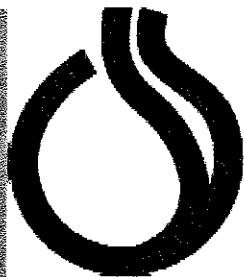


Pl.4 Photograph showing existing tarmac drive and stone sett edgings that will be replicated in the proposed scheme in the courtyard area.



Pl. 5 Photograph showing the installation of new services that were brought to the building as part of the material start that was made in connection with the current approved scheme Ref. 3/2006/0193.

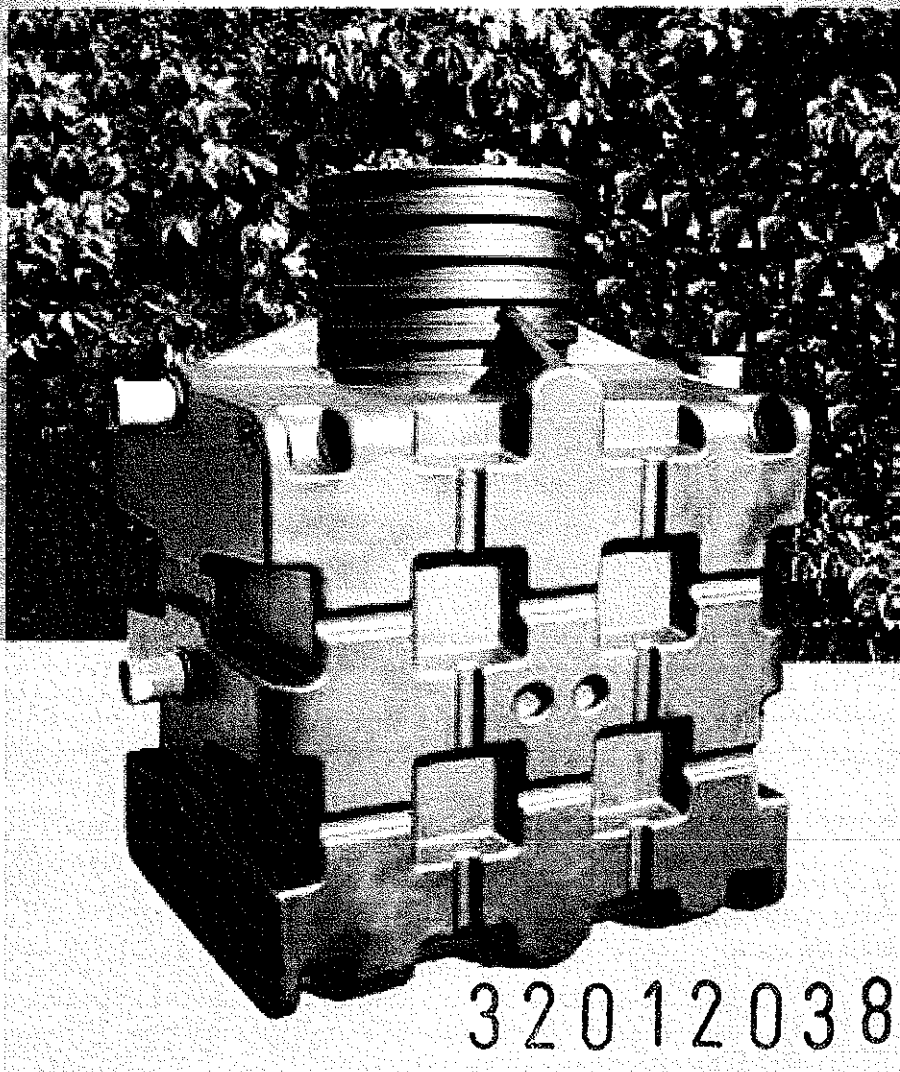
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BIOROCK

EN 12566-3: 2005

Effluent Standard down to:
5mg/L BOD
5mg/L Suspended Solids
5mg/L Ammoniacal Nitrogen



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No Electricity
Packaged Sewage Treatment Units
Septic Tank Upgrades

SAVE UP TO £600 PER YEAR - EVERY YEAR



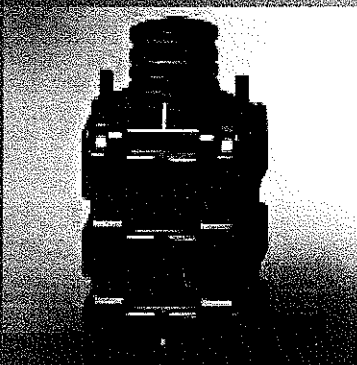
BIOROCK

The BIOROCK is designed to biologically purify pre-settled domestic wastewater, free of oils and grease. It is a modular bio-reaction and operates in a unique way that eliminates the need for electricity to power the treatment process.

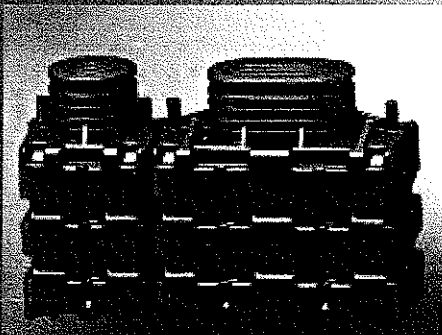
The BIOROCK is the most **sustainable** Sewage Treatment Unit available as the whole treatment process operates under gravity and should electricity be required for the outlet it can be done via solar power. If however mains electricity is used to pump the treated effluent a year it cost around £1 per person per year.

As a result of its simple operation a 6 person BIOROCK™ can save approximately **£380 per year** every year on running costs compared to the UK market leader. **This is a saving of approximately £1900 over 5 years.**

The bigger the system the bigger the saving.



6 Person BIOROCK Filter



6 Person BIOROCK system with the optional 3000L Biorock Settlement Tank

Advantages of BIOROCK

- ☐ No energy consumption for the purification
- ☐ Can operate using no electricity
- ☐ Long emptying interval
- ☐ No internal moving parts
- ☐ Lowest running costs of any system
- ☐ Smallest carbon footprint of any system
- ☐ Best effluent quality of any standard UK system
- ☐ Ability to handle absence periods (holidays)
- ☐ Fast start-up period
- ☐ Ability to handle intermittent loadings (peak and low flows) i.e. holiday homes.
- ☐ Compact and underground installation
- ☐ Low visual footprint
- ☐ Easy to install
- ☐ Minimum maintenance
- ☐ Odour and noise free
- ☐ Official Certificate of EN 12566-3: 2005
- ☐ Due to its modular construction populations of up to 150 can be catered for.

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The BIOROCK typically provides effluent to a standard of **10:10:10** (with a single chamber Biorock Tank) or **5:5:5** (with a two chamber Settlement Tank).

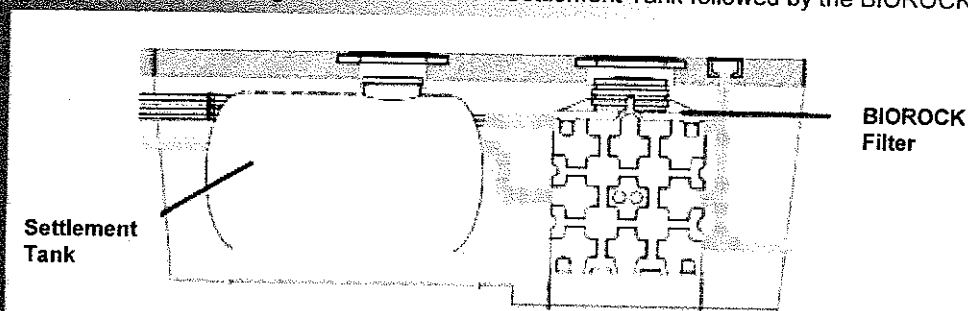
The Royal Commission Standard for effluent quality is **20:30:20 (BOD:SS:NH4-N)**

This makes the BIOROCK effluent **2-4** times cleaner than the UK Royal Commission Standard

BIOROCK® – How It Works

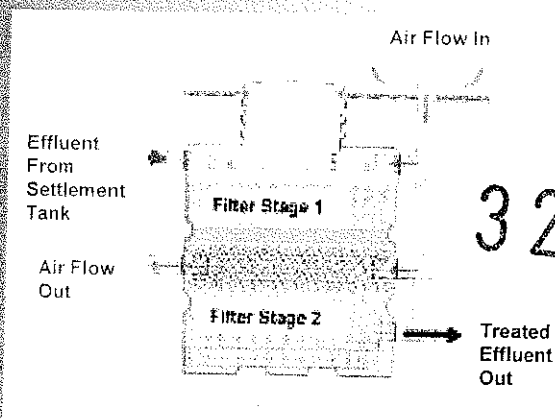
The BIOROCK treats wastewater in the way nature intended. In nature sewage is broken down in the air and the soil **not** in water. This is because oxygen is the key requirement for aerobic digestion and there can only ever be a limited amount of oxygen in water.

The BIOROCK is a dual tank Sewage Treatment Plant – Settlement Tank followed by the BIOROCK Filter.



The raw sewage first enters the settlement tank which separates the solids from the liquid part of the effluent.

The pre filter digests most of the solids anaerobically and should emptying every 2 to 4 years depending on use. The primary effluent then enters the BIOROCK biofilter which uses layers of natural stone fibre material in contact with air to treat the effluent in exactly the same way as Nature treats effluent in the soil or on the margins of a pond.



Bacteria grow in the stone fibre and digest the organic material as it trickles through. Instead of using electricity-guzzling compressors to provide the air, the BIOROCK biofilter utilises the wind and natural 'chimney-draft' to pull the air through the plant with no electricity required.

The natural stone fibre works with nature, not against it and is self-cleaning.

The Settlement Tank and Pre Filter are included in the sewage treatment package.

BIOROCK® – Options

Gravity: For sites on a slope no electricity is required at all as the outlet can be run straight to a soakaway or watercourse via gravity.

Standard Pump: For most sites not on a slope a pump will be required to raise the treated effluent to within 500mm below ground level. From here the treated effluent will run under gravity to your soakaway or watercourse. This pump is the only electrical component and costs around 30p per person per year to run.

Solar Powered Pump: Where it is difficult or costly to run electricity to the BIOROCK a solar powered pump can be provided.

Septic Tank Upgrade: If you already have an existing rectangular or cylindrical septic tank it can be upgraded to a full Sewage Treatment Plant by simply adding the BIOROCK Filter on to the outlet.

Settlement Tanks: The Settlement Tanks come in two classes. The Class 1 is thicker and only requires a concrete base with a circular surround. The Class 2 requires a full concrete surround. The Class 2 is supplied as standard.

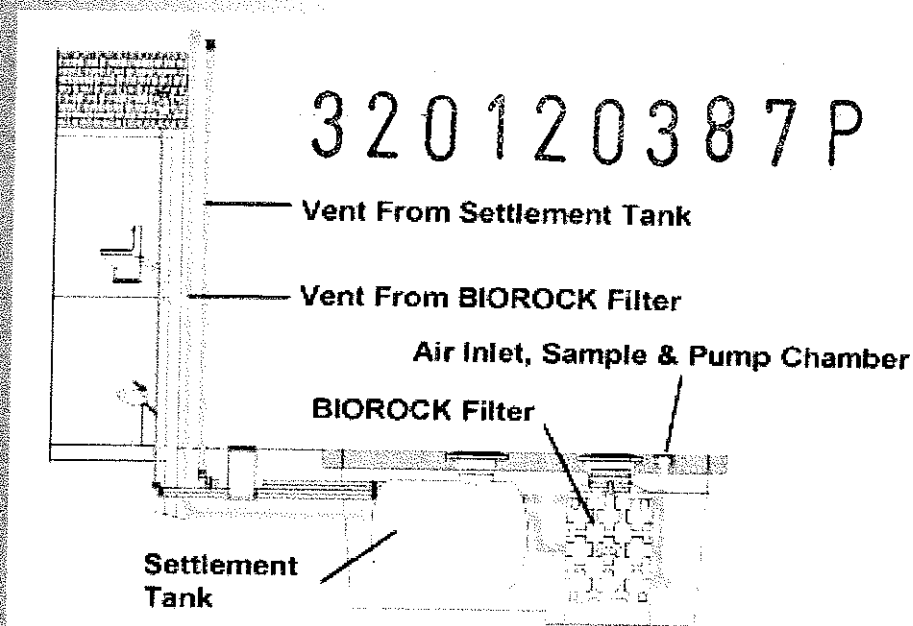
The BIOROCK is certified to **EN 12566-3: 2005**

BIOROCK® Installation

The attractions of the BIOROCK is that it is quick, easy and cheap to install.

The BIOROCK operates in a unique way and although it is easy to install it must be installed or overseen by someone competent who understand the system.

Please contact us below to find out more or to find out more about our area.



BIOROCK® – Maintenance

Like all sewage treatment units, the system requires regular servicing. This is a Condition of your E.A. Consent to Discharge. The BIOROCK comes with a 10yr. tank warranty which is also only valid if the unit is serviced as per the manufacturers' instructions by a qualified person.

Typical sludge intervals are 2 to 4 years. Service agreements are available through Waste Tech Environmental Ltd

Keep our streams and rivers safe for our children. **Never** allow unqualified persons to tamper with your unit

BIOROCK® – Technical Specification

	BIOROCK 6	BIOROCK 10	BIOROCK 15
Population	6	10	15
Settlement Tank	2676mm x 1200mm x 1600mm (Length x Width x Height)	2787mm x 1500mm x 1800mm (Length x Width x Height)	4202mm x 1500mm x 1800mm (Length x Width x Height)
Settlement Tank Inlet Invert	500mm	500mm	500mm
Settlement Tank Outlet Invert	550mm	550mm	550mm
BIOROCK Filter	1150mm x 1150mm x 2040mm (Length x Width x Height)	1400mm x 1150mm x 2040mm (Length x Width x Height)	2150mm x 1150mm x 2040mm (Length x Width x Height)
BIOROCK Inlet Invert	600mm	600mm	600mm
BIOROCK Outlet Invert	1740mm	1740mm	1740mm

BIOROCK® – Contact

Waste Tech Environmental Ltd.
The Byre, Foggathorpe, Selby, N. Yorks, YO8 6PX

Tel: 01757 289423 / 288022
Fax: 01757 289423 / 288022
Skype: maureenannwebb / j_d_webb
Email: info@biorock-uk.com

www.biorock-uk.com

Your Local Installer is:

BAT SURVEY

AT
BROOMHILL FARM
GRINDLETON

DATE AND TIME OF VISIT
4th APRIL 2012 9.30AM

WEATHER CONDITIONS

Strong blustery North easterly winds
Overcast 2 °C

REFERENCE NO. 4222

320120387P

Survey carried out by:

Lynne Rushworth
Sunderland Peacock & Associates Ltd.
Hazelmere
Pimlico road
Clitheroe
BB7 2AG

THIS SURVEY HAS BEEN CARRIED OUT BY: LYNNE RUSHWORTH WHO HAS COMPLETED THE BAT CONSERVATION TRUST'S 'BATS AND BAT SURVEYS' FOUNDATION COURSE FOR CONSULTANTS, AND 'PLANNING AND PREPARATION OF BAT SURVEYS' COURSE

All British bats and their roosts are legally protected under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats) Regulations 2007.

320120387P

THE BRIEF

In conjunction with the submission of an application for planning approval, to identify if bats are present in the building and the past or possible future use of the building by bats.

BAT LEGISLATION - Summary of offences under the law:

- Intentionally kill, injure or capture a bat.
- Possess or control a live or dead bat, or any part or derivative of a bat.
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place that a bat uses for shelter or protection whether currently used or not.
- Intentionally or recklessly disturb a bat while occupying a structure or place of shelter or protection. ('Recklessly' is defined as deliberately take unacceptable risk or fail to notice or consider an obvious risk).

LIMITATIONS OF REPORT

NOTE: The absence of bats is near impossible to prove. The bats' high mobility means it is virtually impossible to rule out bats using any type of structure for roosting or habitat for foraging or on a flight path.

- External walls and internal rooms inspected from ground level.
- Roof spaces, attics and lofts will only be inspected if safe access is possible.
- Winter surveys will provide limited results. However internal inspection should determine if bats have used the building in the previous year.
- Any building whose structure is considered dangerous can only be inspected from a safe distance.

EQUIPMENT USED ON SURVEY

- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

PROPOSED DEVELOPMENT

Removal of lean-to and garage extensions and maintenance to existing roof.

TYPE OF BUILDING

☒	HOUSE
☐	BARN
☐	GARAGE
☐	OTHER

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COMMENTS: The building is a detached farmhouse with adjoining garage.



South east elevation

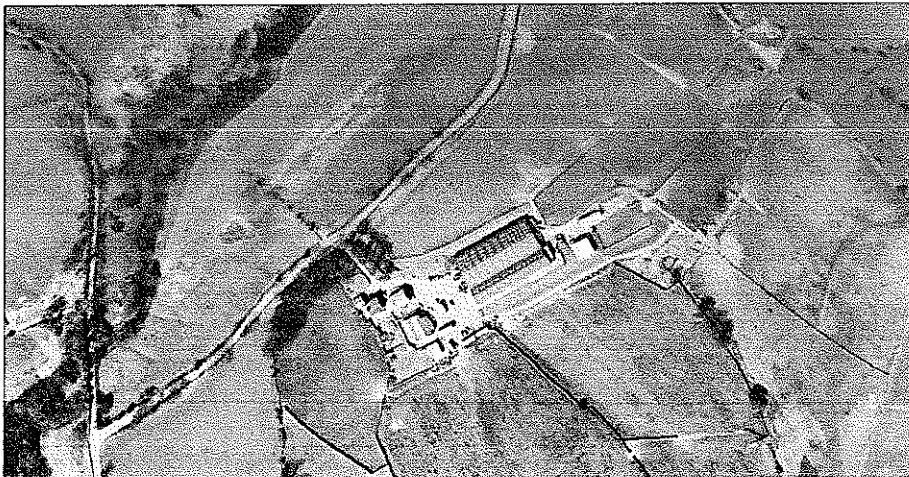


North west elevation

LOCATION

☐	URBAN
☐	SMALL TOWN/URBAN VILLAGE
☒	RURAL/VILLAGE

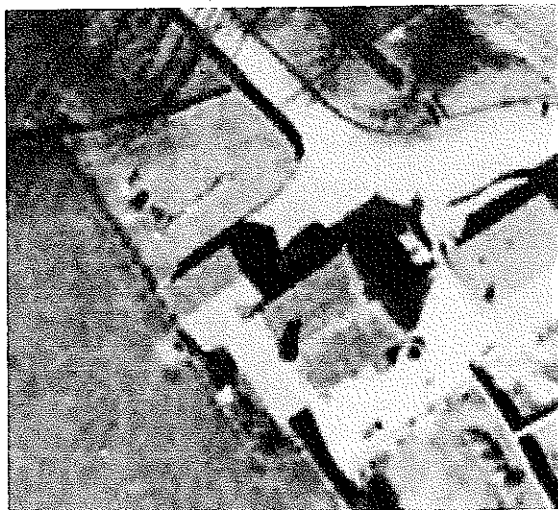
COMMENTS: The house is remote from the village of Grindleton in an exposed location off Smalden lane. There is a small converted barn next to the house together with other barn buildings used as stabling and a large portal frame arena.



BUILDING ADJACENT TO OR WITHIN 10M OF

☐	TREES
☐	HEDGEROW
☐	OPEN WATER

COMMENTS: There is a line of mature trees following Smalden lane and lining the entrance road to the property. However they are approx 30m from the house. There are no other significant trees or vegetation near the building.



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WALL CONSTRUCTION

X

STONE
BRICK
STEEL
BRICK/BLOCK AND RENDER
OTHER

COMMENTS: The walls are stone.

ROOF CONSTRUCTION

X

SLATE
TILE
GREY SLATE
STEEL
FLAT ROOF FELT

COMMENTS: The roof is grey slate.

BAT ACCESS POINTS IN WALLS

Yes	No
	X

COMMENTS: The pointing is in perfect condition with no access points.

BAT SIGNS, EXTERNAL

SEEN

DROPPINGS

MAGENTA BAT5 DETECTOR RESULT

Yes	No
	X
	X
	X

COMMENTS: There is no history of sightings and no dropping evidence could be found surrounding the building

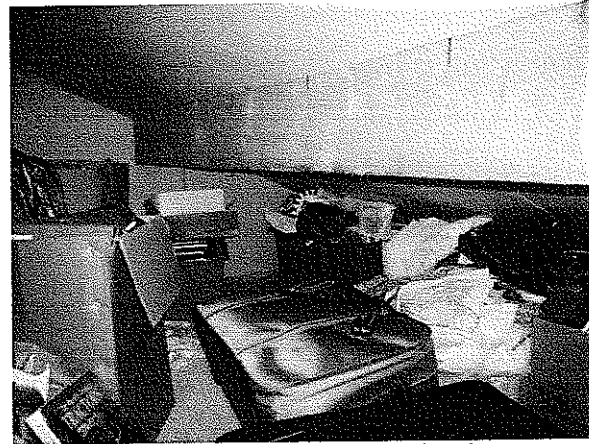
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ROOF SPACE

TRUSSED
PURLINS
FELT

Yes No

X	
X	



The roof space in the house has been lined out to the underside of the rafters and is used as storage and dressing area.



The lean to roof is also lined to the underside



Part of garage roof

Yes No

	X
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BAT ACCESS POINTS IN ROOF

COMMENTS: The garage and lean to roof are recent additions to the house they are in excellent condition with no access points.
The house roof is also in good condition with no access points.

BAT SIGNS, INTERNAL

SIGHTED
DROPPINGS
DETECTOR RESULTS
STAINING/GREASE MARKS
SUSPECT SUMMER ROOST
SUSPECT WINTER HIBERNACULA
INSECT OR MOTH FEEDING EVIDENCE

Yes No

	X
	X
	X
	X
	X
	X
	X

COMMENTS: No signs internally could be found.

CONCLUSION

There is no history of bat sightings and the location of this property and its lack of foraging areas does not make this house a suitable habitat for bats. The demolition and alterations to the roof will not affect any bat population.

RISK ASSESSMENT

(The level of probability that bats are using the property is calculated on the evidence found.)

LOW

NOTES:

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When bats are found to be present in a building:

- A DEFRA licence will be required before any building work is undertaken.
- Pointing work should not be undertaken during winter months as hibernating bats might be entombed.
- Work to roof structure should not be undertaken between late May, June, July and August.
- Small areas of wall could be left un-pointed to encourage potential roosting sites
- Care must be taken when removing existing roof timbers, and any new timbers or treatment of existing timbers must be carried out using chemicals listed as safe for bat roosts.
- NOTE: The onus lies with the applicant to satisfy themselves that no offence will be committed if the development goes ahead.

If bats are ever found during building work, stop work immediately and contact the Bat Conservation Trust or Natural England.

The Bat Conservation Trust
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
Wallgate
Wigan WN3 4AL