

26 APR 2012

FOR THE
ATTENTION OF

For office use only

Application No: 320120420P

Date received

Fee paid £

Receipt No:

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

Application for Outline Planning Permission With Some Matters Reserved.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:		Surname:			
Company name:	R Cornish and A Ferguson (as Trustees), The Standen Estate						
Street address:	C/O Ingham and Yorke LLP				Country Code	National Number	Extension Number
	Littlemoor				Telephone number:		
					Mobile number:		
Town/City:	Clitheroe				Fax number:		
County:	Lancashire				Email address:		
Country:	UK						
Postcode:	BB7 1HG						
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:	Mr	First Name:	Richard	Surname:	Percy		
Company name:	Steven Abbott Associates LLP						
Street address:	Broadsword House 2 Stonecrop				Country Code	National Number	Extension Number
	North Quarry Business Park				Telephone number:	01257 251177	
	Appley Bridge				Mobile number:		
Town/City:	Wigan				Fax number:		
County:	Lancashire				Email address:		
Country:	United Kingdom						
Postcode:	WN6 9DL				richardp@abbott-associates.co.uk		

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

☒ Access ☐ Appearance ☐ Landscaping ☐ Layout ☐ Scale

Please describe the proposal:

Residential development

Has the building or works already been carried out?

☐ Yes ☒ No

4. Site Address Details

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

Description:

Land north and west of Littlemoor, south of Little Moor View and south of Copperfield Close, Clitheroe

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Land north and west of Littlemoor"/>		
Town/City:	<input type="text" value="Clitheroe"/>		
County:	<input type="text" value="Lancashire"/>		
Postcode:	<input type="text"/>		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	<input type="text" value="374208"/>		
Northing:	<input type="text" value="440899"/>		

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:	<input type="text" value="Ms"/>	First name:	<input type="text" value="Sarah"/>	Surname:	<input type="text" value="Westwood"/>
Reference:	<input type="text" value="RV/2011/ENQ/00336"/>				
Date (DD/MM/YYYY):	<input type="text" value="13/12/2011"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☒ Yes ☐ No

Are there any new public roads to be provided within the site?

☒ Yes ☐ No

Are there any new public rights of way to be provided within or adjacent to the site?

☒ Yes ☐ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

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

☒ Yes ☐ No

If Yes, please provide details:

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

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

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Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be confirmed

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be confirmed

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be confirmed

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be confirmed

Boundary treatments - description:

Description of *existing* materials and finishes:

Various - fencing to north west, stone walls to east, hedge to Littlemoor frontage and various fencing elsewhere.

Description of *proposed* materials and finishes:

To be confirmed

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes ☒ No

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	49	49
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	2	2
Disability spaces	0	49	49
Cycle spaces	0	2	2
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

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

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:

Grazing land

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					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					34

Proposed Market Housing Total

34

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					8

Proposed Social Rented Housing Total

8

Intermediate Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					7

Proposed Intermediate Housing Total

7

Overall Residential Unit Totals

Total proposed residential units	49
Total existing residential units	0

Market Housing - Existing

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	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

Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					0

Existing Social Rented Housing Total

0

Intermediate Housing - Existing

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

Existing Intermediate Housing Total

0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No ☐ Unknown

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

01.75

hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?



Yes



No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?



Yes



No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?



Yes



No

If the planning authority needs to make an appointment to carry out a site visit whom should they contact? (Please select only one)



The agent



The applicant



Other person

25. Certificates (Certificate 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:

Richard

Surname:

Percy

Person role:

Agent

Declaration date:

26/04/2012



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:

Richard

Surname:

Percy

Person role:

Agent

Declaration date:

26/04/2012



Declaration Made

26. Declaration

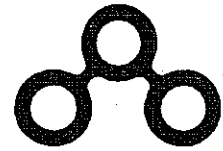
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date

26/04/2012

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Steven Abbott Associates LLP

Chartered Town Planners

APPENDIX 3

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT 2008

<u>Site Details</u>		<u>Suggested By...</u>	
Site Ref:	015	Name:	Settlement Audit
Site Location:	Land between Littlemoor View and Littlemoor Road	Potential Capacity:	69.6
Town/Village:	Clitheroe	Gross Area (Ha.):	1.74
Current Land Use:	Fields	Net Area (Ha.):	1.74
Neighbouring Use:	Dwellings opposite, playing fields (rugby) to side		
Visual Prominance:	Localised - surrounded by development		
In Operational Employment Use:	No		
Green/Brown field:	Greenfield		

<u>Availability</u>		<u>Achievability</u>		<u>Deliverability</u>	
Site Availability:	0 - 5 Years	Is the Site Achievable:	Yes	Is the Site Deliverable:	INCLUDED IN 5-YEAR SUPPLY
Is the Site Available:	Yes				

Availability Comments: The site is either unregistered or has one registered owner and is therefore available

Achievability Comments: There is a reasonable prospect that housing will be developed on the site.

Sustainability Scoring Criteria

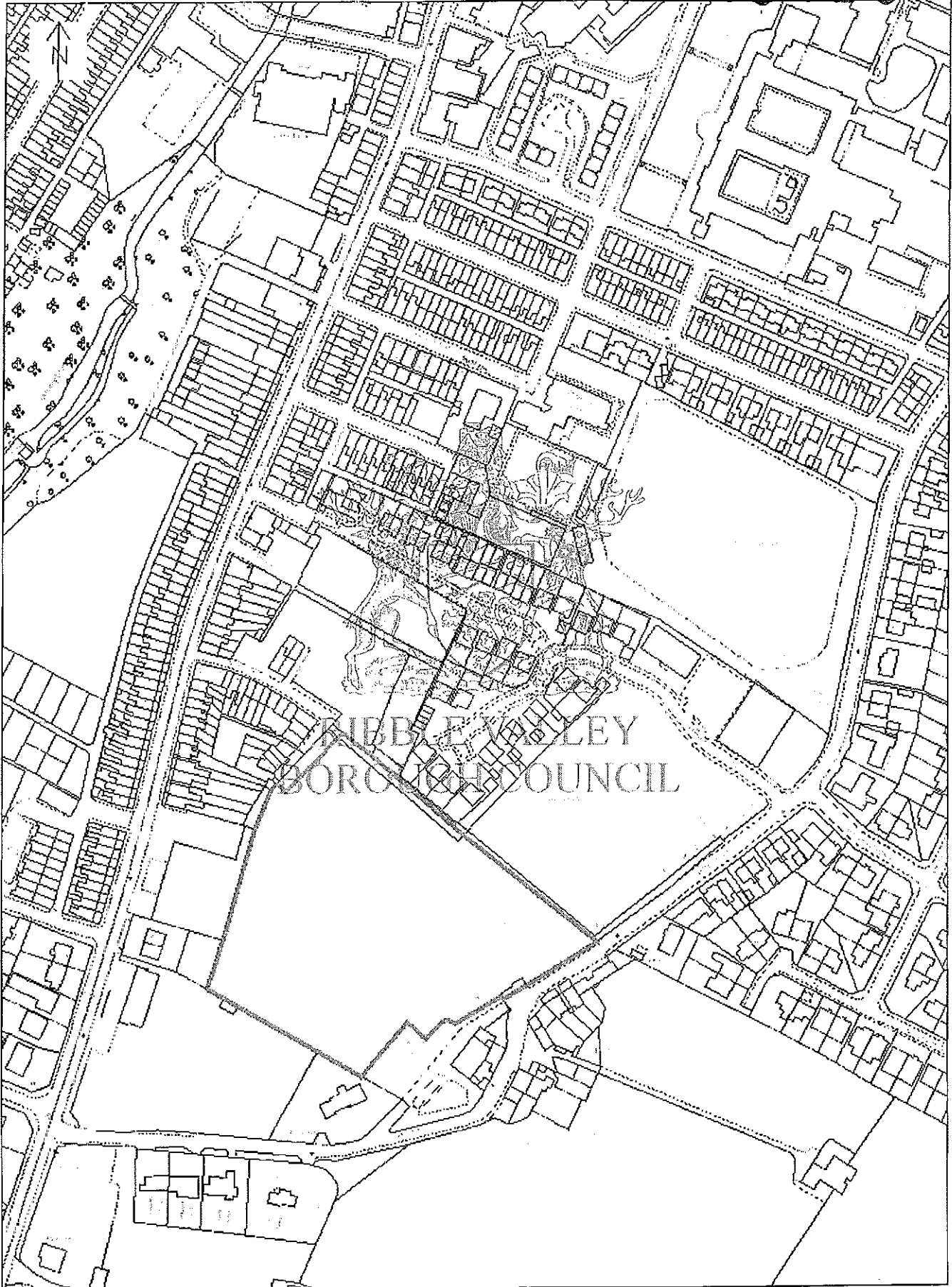
S1. Main Development Location:	5	S12. Within Conservation Area:	5
S2. Previously Developed:	1	S13. Impact on Listed Building/Setting:	1
S3. Covered by Essential Open Space:	1	S14. Impact on Scheduled Ancient Monument or Setting:	5
S4. Lead to Loss of Employment Land:	5	S15. In Archaeological Hazard Area:	5
S5. Car Parking at Minimum Level:	5	S16. Site Contains a TPO:	5
S6. Is Majority in Green Belt:	5	S17. Nature Conservation Area:	3
S7. Suitable Infrastructure:	1	S18. Development Adversely Impacts on Surrounding Uses:	5
S8. Can Infrastructure be Adapted:	3	S19. Any Bad Neighbour Land Uses:	3
S9. Within Landfill Consultation Zone:	5	S20. Consultation Zone for High Pressure Pipelines:	5
S10. Constrained by Topography:	5		
S11. Risk of River Flooding:	5		
S21. Other Constraints:	Primrose Lodge CBH site, Littlemoor House opposite is Listed		Final Criteria Score: 78

Has the Site been Excluded: No

Reason for Exclusion: N/A

Any other Comments: Primrose Lodge CBH site, Littlemoor House opposite is Listed

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Site 15 Land between Littlemoor View and Littlemoor Road, Clitheroe

Scale: 1:2500 SD7441SW Do not scale from this plan. © Crown Copyright All rights reserved Licence No. 100018641 March 2009