



RIBBLE VALLEY
BOROUGH COUNCIL

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

FOR THE
ATTENTION OF

26 JUL 2012

For office use only

Application No: 320120488P

Date received

Fee paid £

Receipt No:

Application for Planning Permission Town and Country Planning Act 1990

Publication of applications on planning authority websites.

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

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	M	Surname:	Hill
Company name:					
Street address:	Radley		Telephone number:	Country Code	National Number
	Ribblesdale Avenue				Extension Number
			Mobile number:		
Town/City:	Clitheroe		Fax number:		
County:	Lancashire		Email address:		
Country:					
Postcode:	BB7 2HZ				

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Richard	Surname:	Maudsley
Company name:	Sunderland Peacock Architects				
Street address:	Hazelmere		Telephone number:	Country Code	National Number
	Pimlico Road				Extension Number
			Mobile number:		
Town/City:	Clitheroe		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	BB7 2AG				

3. Description of the Proposal

Please describe the proposed development including any change of use:

Development of two detached dwellings on land belonging to and adjacent to Radley Ribblesdale Avenue Clitheroe

Has the building work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

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

Description:

House:		Suffix:	
House name:	Land Belonging to Radley		
Street address:	Ribblesdale Avenue		
Town/City:	Clitheroe		
County:	Lancashire		
Postcode:	BB7 2HZ		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	374212		
Northing:	442520		

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)/drawings(s)

4223- 10_Proposed Drawings Plot 1_(B)_2012.07.18

4223- 11_Proposed Drawings Plot 2_(B)_2012.07.18

4223- 12_Proposed Site Layout and Section_(A)_2012.07.18

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):

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Both properties will consist of a natural stone plinth with white render above up to eaves level.

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Roofs will be blue slate to match surrounding dwellings.

9. (Materials continued)

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Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

All windows will either consist of painted wood or are white UPVC.

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

All doors will either consist of painted wood or are white UPVC.

Boundary treatments - description:

Description of *existing* materials and finishes:

Existing post and wire fence and hedge.

Description of *proposed* materials and finishes:

Timber fence and existing hedge.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Hard standing will consist of loose or resin bound gravel or tarmac.

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Any external lighting will consist of aluminium or white coloured finish.

Others - description:

Type of other material:

Guttering and Solar Panels

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Barge boards will be either white UPVC or painted wood with black rainwater goods.
Solar panels as indicated on drawings will be grey.

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:

4223 - Design and Access Statement_Version 1.02

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	3	3
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

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

Not known.

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:

The existing site is currently a separate garden area for Radley.

Is the site currently vacant? ☒ Yes ☐ No

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

Garden

When did this use end (if known) (DD/MM/YYYY)?

20/07/2012

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

17. Residential Units (continued)

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Market Housing - Proposed

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

Proposed Market Housing Total

2

Market Housing - Existing

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

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

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

☐ Yes ☒ No

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?

1,350

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:

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 D)

Certificate of Ownership - Certificate D

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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:

An article has been placed in the Clitheroe Advertiser stating the issue of lack of ownership of the access track to the North of the site. Over 21 days has elapsed with no further information arising about the ownership. The client has made every effort to investigate the ownership of the land, speaking to the land agency, solicitors and surrounding neighbours with no resolve.

Attached is the newspaper article as well as a covering letter from the client describing the efforts made.

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

Clitheroe Advertiser

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

28/06/2012

Title:

Mr

First name:

Richard

Surname:

Maudsley

Person role:

Agent

Declaration date:

20/07/2012



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:

Maudsley

Person role:

Agent

Declaration date:

20/07/2012



Declaration Made

26. Declaration

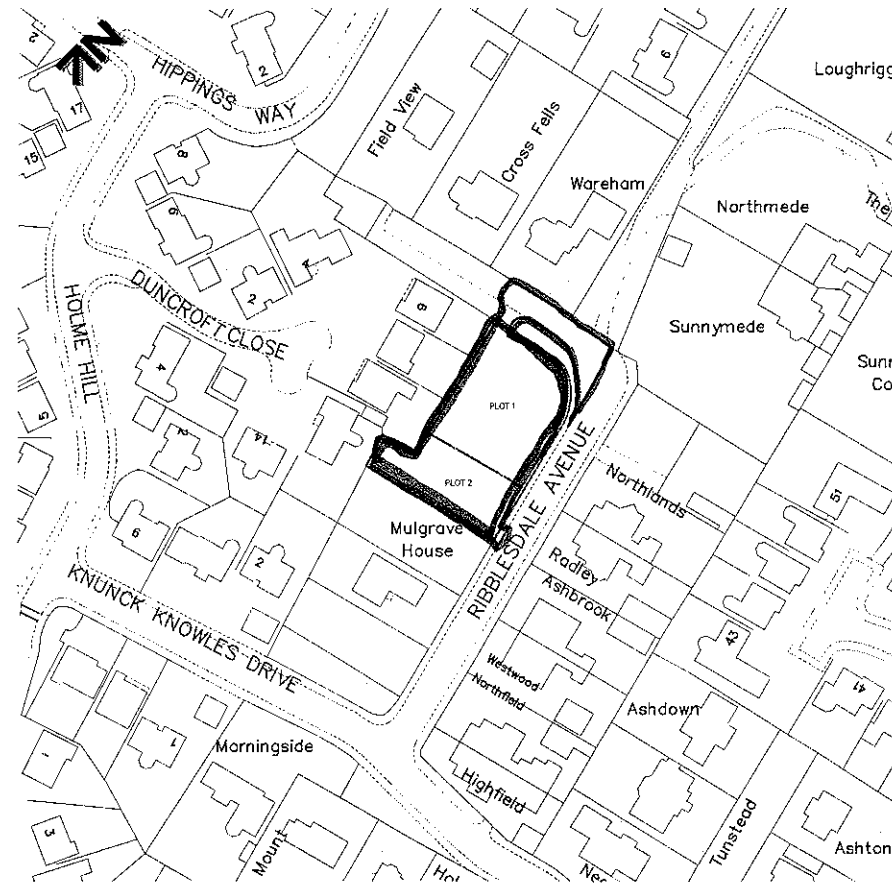
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date

20/07/2012

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LOCATION PLAN

scale 1:1250

A RM Plot boundary amended and solar panels added. 09.07.2012

no. by revision date

Client

Mr and Mrs Hill

Job Title

Proposed New Dwelling at
Ribblesdale Avenue
Clitheroe

Drawing Title

Location Plan

Scale Date Drawn
1:1250 @ A3 Apr 2012 RM

spa
ARCHITECTS

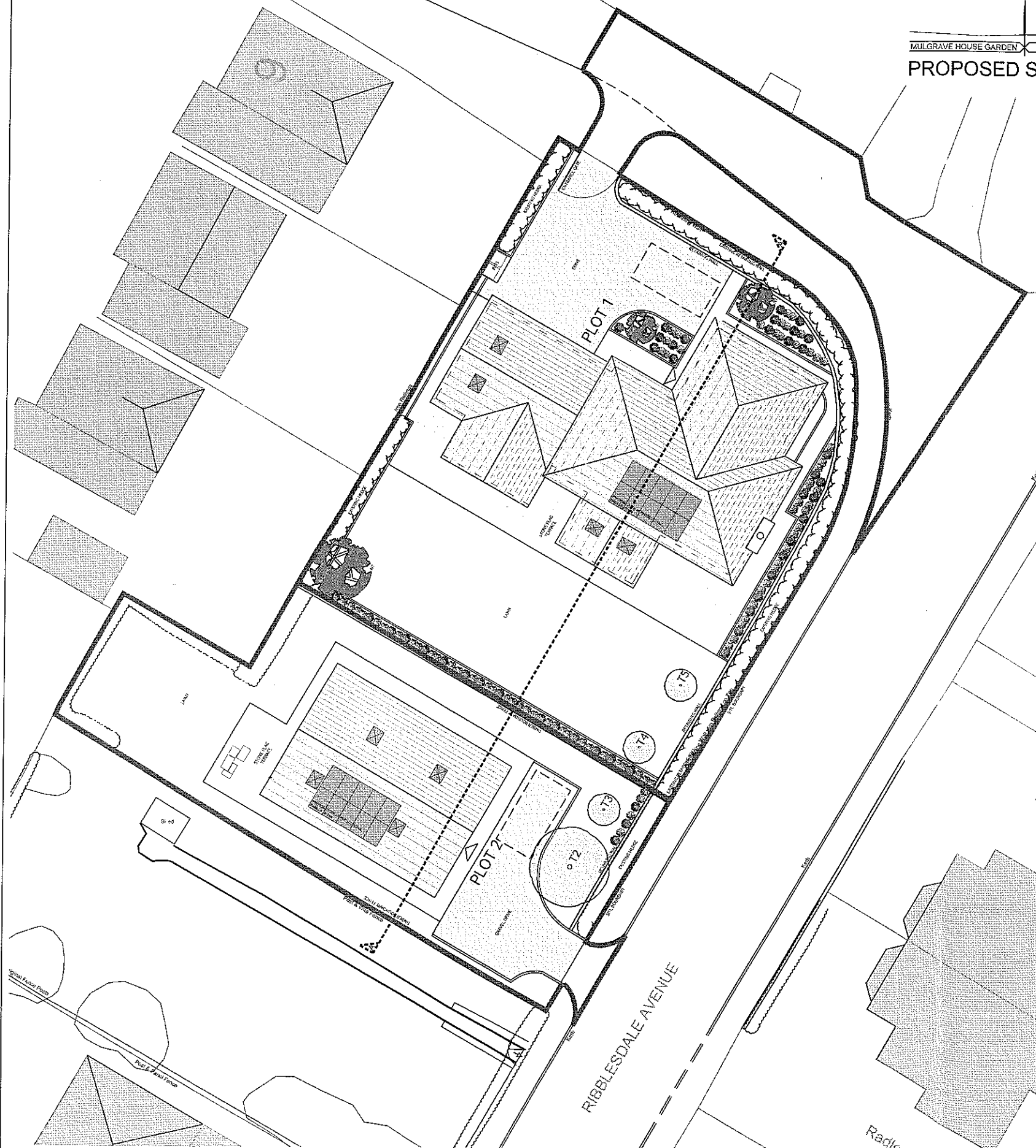
SUNDERLAND PEACOCK & ASSOCIATES LTD.

HAZELMEAD, PRALDO ROAD, CLITHEROE
LANCASHIRE, BB7 2HG
T: 01254 428415 F: 01254 427528
E: info@sunderlandpeacock.com
WWW.SUNDERLANDPEACOCK.COM



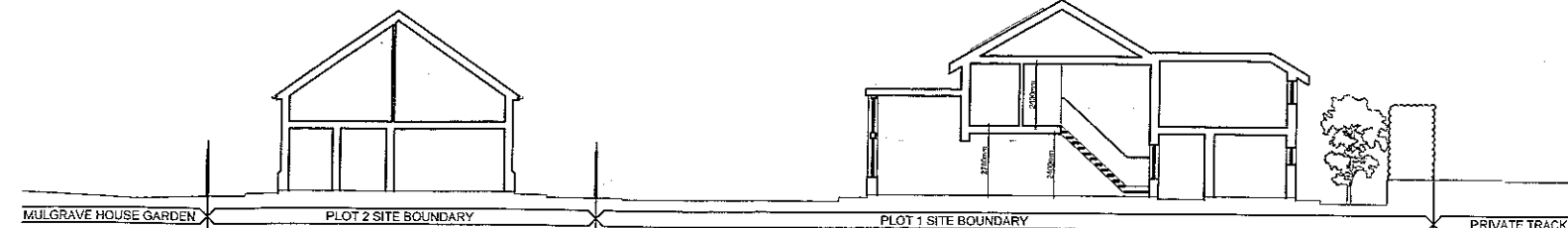
4223 -00 A

N



SITE PLAN OF PLOT 1 AND 2

SCALE 1:200



PROPOSED SITE SECTION A-A

SCALE 1:200

320120488P

A	RM	Plot boundary amended and solar panels added.	09/07/2012
no.	by	chk.	revision
			date

Client
Mr and Mrs Hill

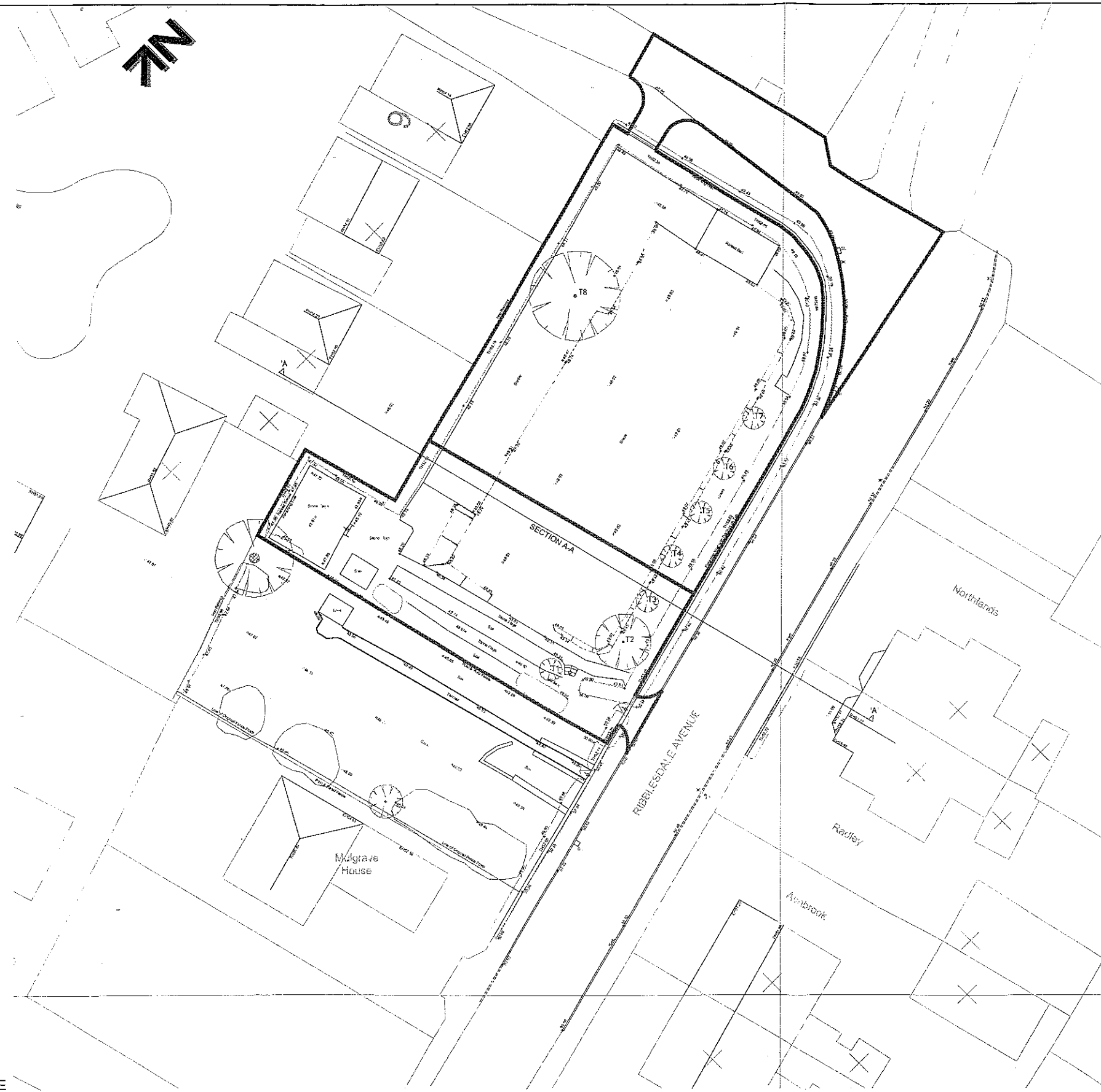
Job Title
Proposed New Dwelling at Ribblesdale Avenue Clitheroe

Drawing Title
Proposed Site Layout and Section Plot 1 and 2

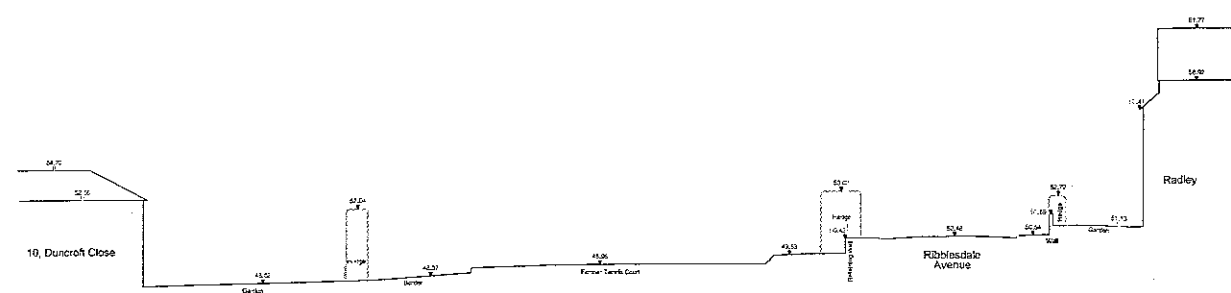
Scale	Date	Drawn
1:200 @A2	May 2012	RM

spa
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E info@sunderlandpeacock.co.uk
www.sunderlandpeacock.co.uk

4223-12 A



EXISTING SITE



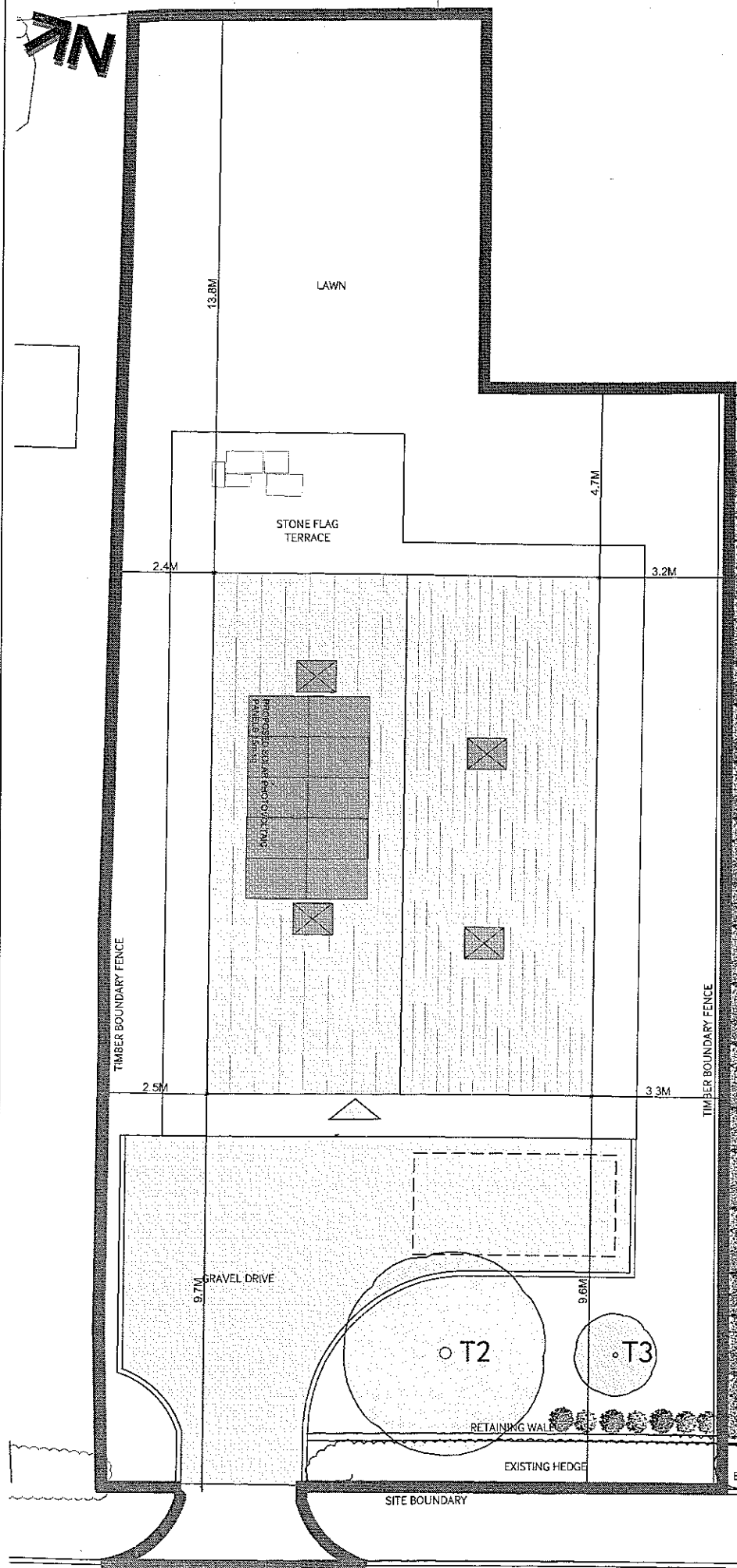
EXISTING SITE SECTION A-A

320120488P

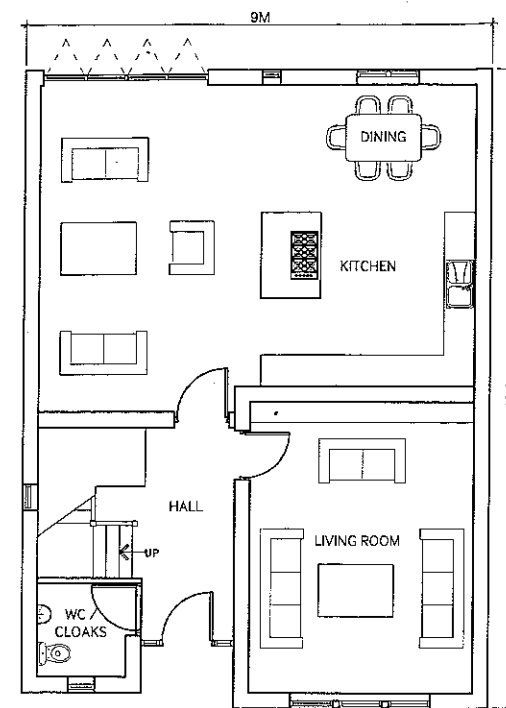
A - Site boundary amended.		2012.07.23
no.	by	revision
Client		
Mr and Mrs Hill		
Job Title		
Proposed New Dwelling at Ribblesdale Avenue Clitheroe		
Drawing Title		
Existing Site Plan and Section		
Scale	Date	Drawn
1:200@ A1	Apr 2012	RM

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E: info@sunderlandpeacock.com
www.sunderlandpeacock.com

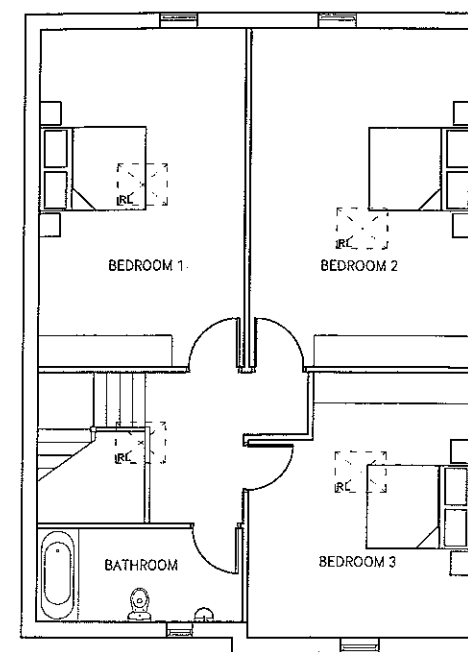
4223-01 A



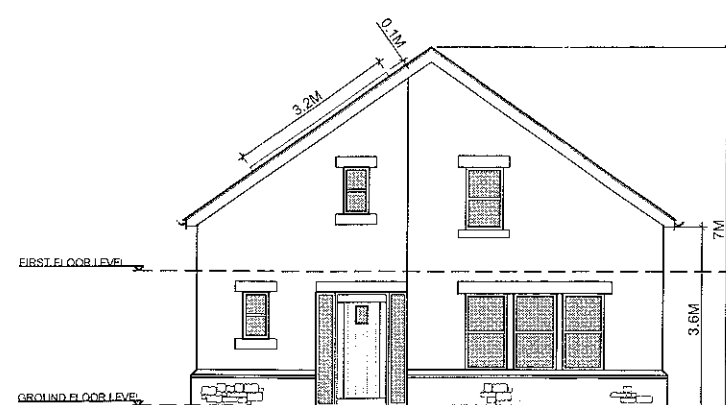
SITE PLAN



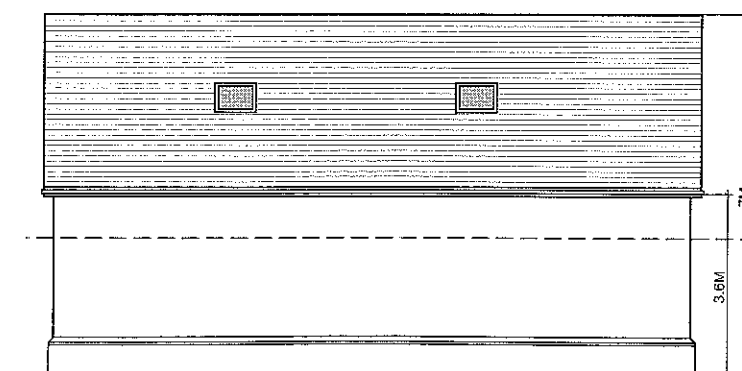
GROUND FLOOR PLAN



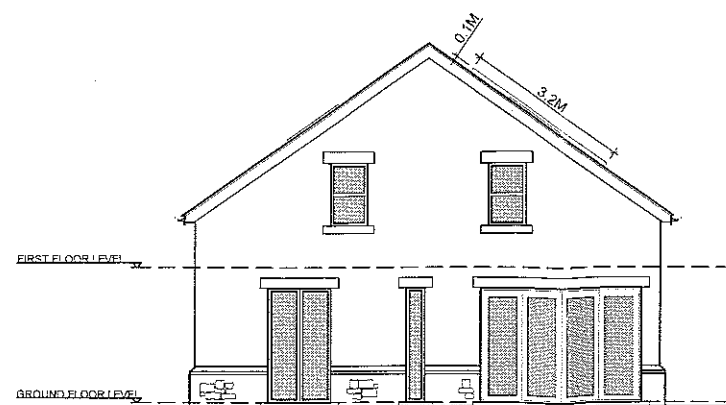
FIRST FLOOR PLAN



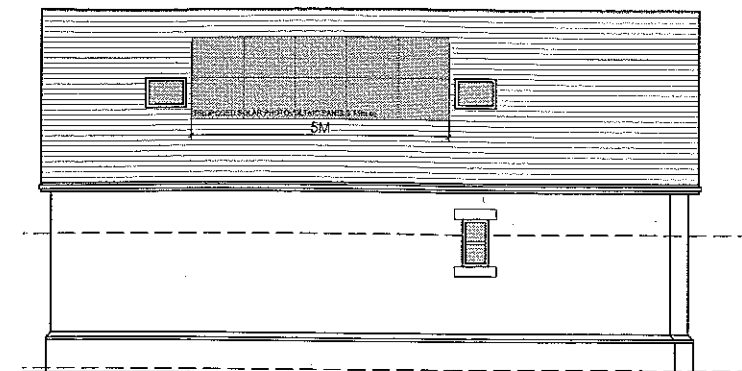
FRONT ELEVATION FACING SOUTH EAST



SIDE ELEVATION FACING NORTH EAST



REAR ELEVATION FACING NORTH WEST



SIDE ELEVATION FACING SOUTH WEST

320120488 P

B	RM	Plot boundary amended and solar panels added.	08.07.2012	
A	RM	Dimensions added for reserved matters application.	23.05.2012	
no.	by	chk.	revision	date

Client
Mr and Mrs Hill

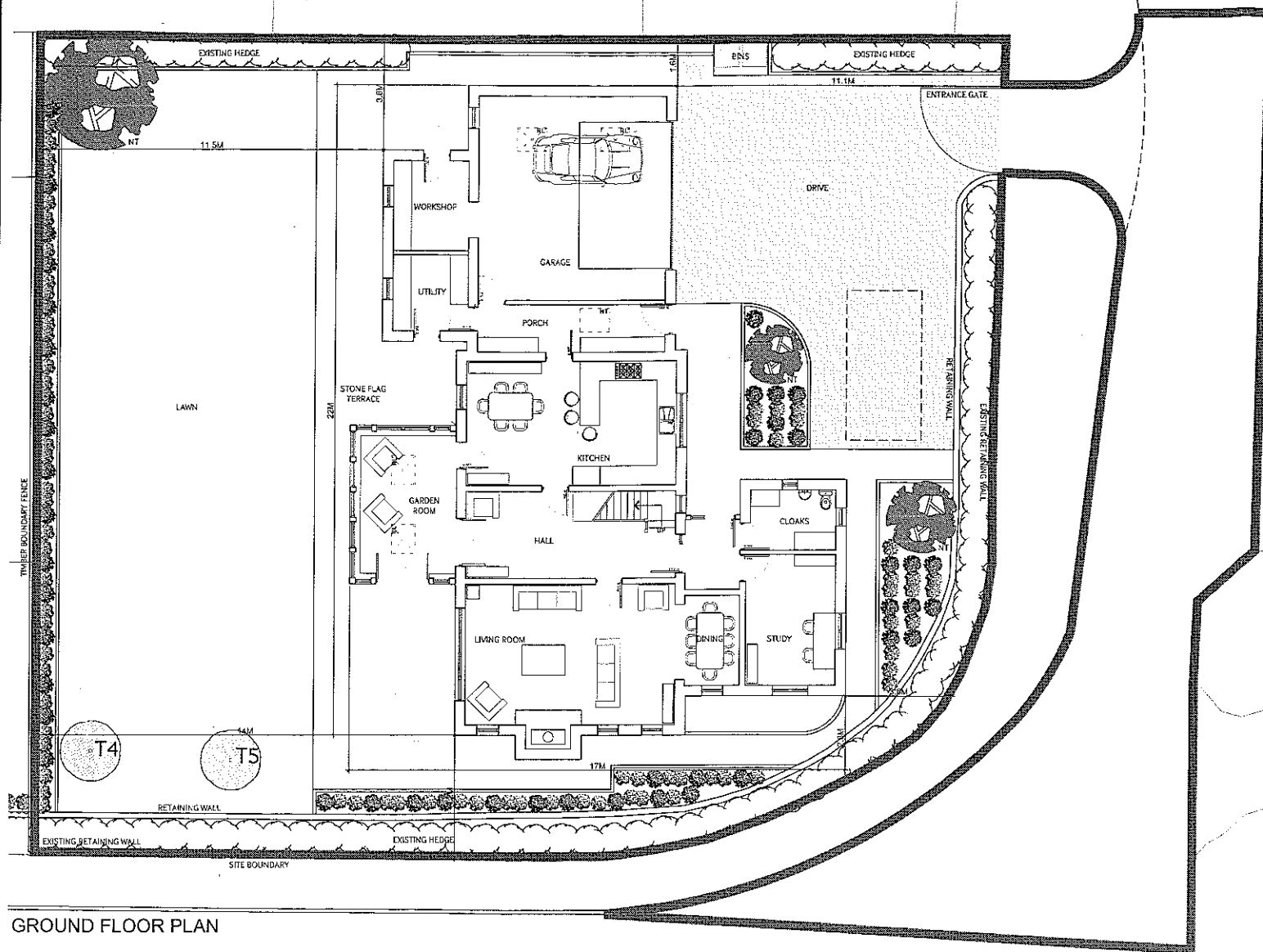
Job Title
Proposed New Dwelling at Ribblesdale Avenue Clitheroe

Drawing Title
Plot 2
Proposed Site Layout Floor Plan and Elevations

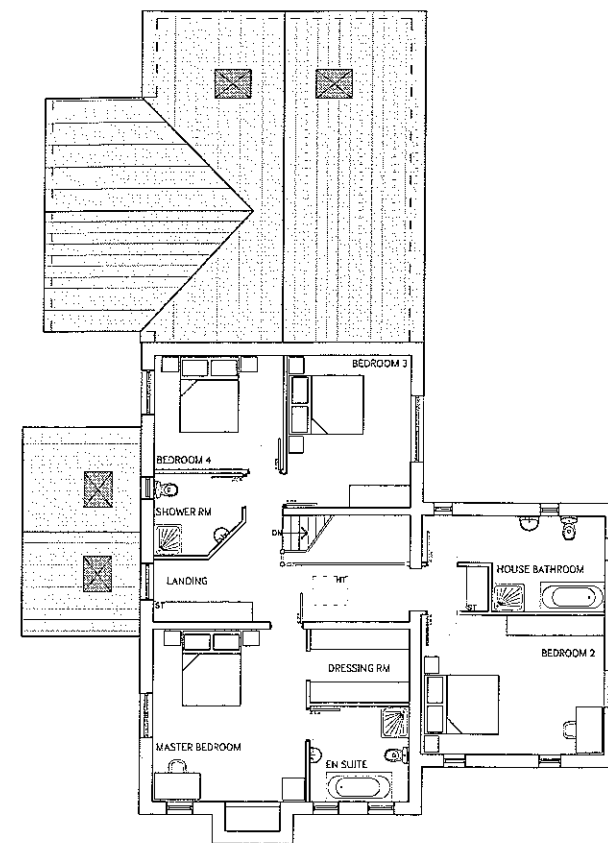
Scale	Date	Drawn
1:100 @A2	Apr 2012	RM

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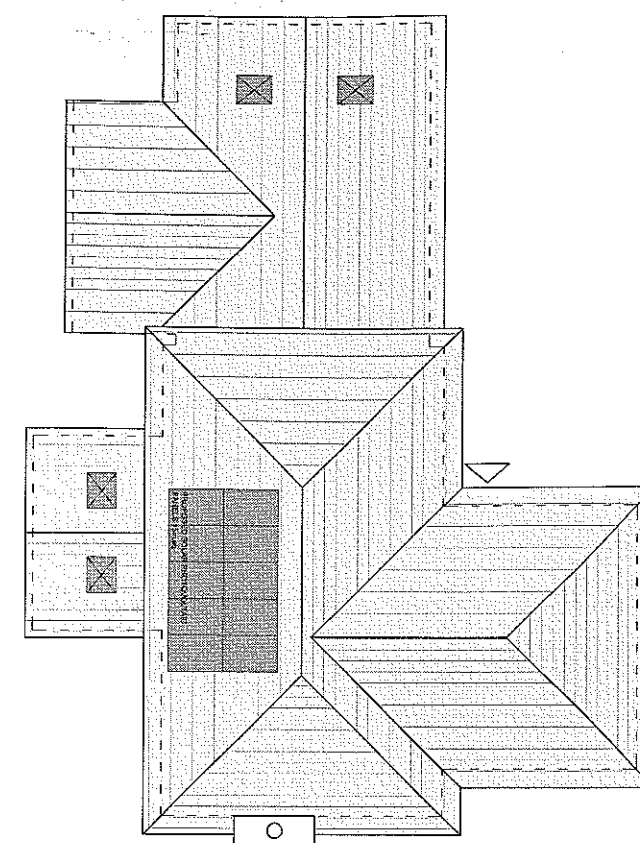
4223 - 11 B



GROUND FLOOR PLAN

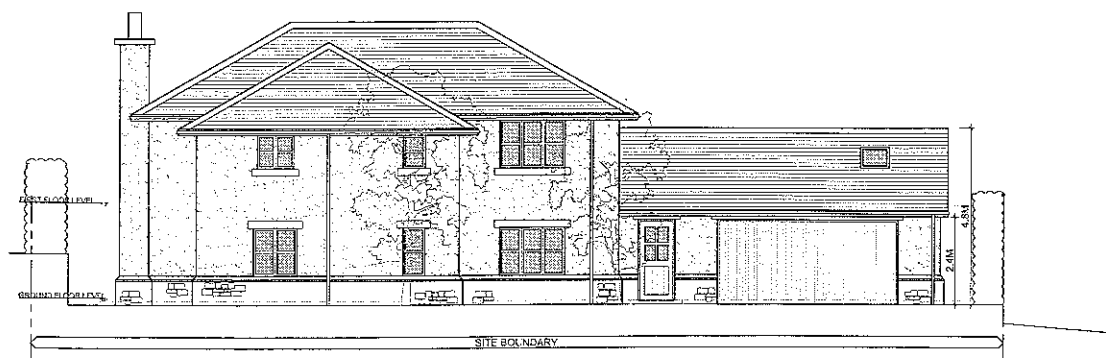


FIRST FLOOR PLAN

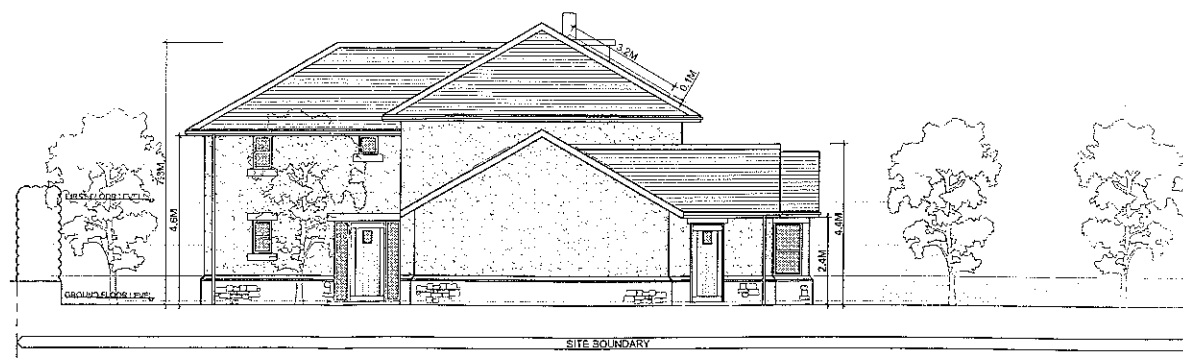


ROOF PLAN

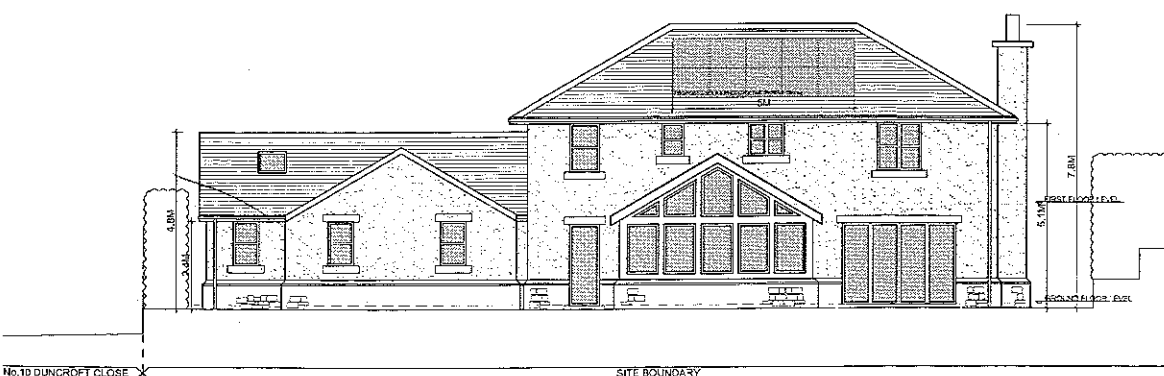
320120488P



FRONT ELEVATION FACING NORTH EAST



SIDE ELEVATION FACING NORTH WEST



REAR ELEVATION FACING SOUTH WEST



SIDE ELEVATION FACING SOUTH EAST

B	RM	Plot boundary amended and solar panels added.	15.05.2012
A	RM	Internal amendments following client meeting.	15.05.2012
no.	by	rev.	date

Client:
Mr and Mrs Hill

Job Title:
Proposed New Dwelling at
Ribblesdale Avenue
Clitheroe

Drawing Title:
Plot 1
Proposed Site Layout Floor Plan
and Elevations

Scale:
1:100@ A1

Date:
Apr 2012

Drawn:
RM

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www.spaarchitects.co.uk

4223-10 B



DESIGN AND ACCESS STATEMENT
IN SUPPORT OF THE PROPOSAL OF TWO DETACHED DWELLINGS ON
LAND BELONGING AND ADJACENT TO RADLEY RIBBLESDALE
AVENUE, CLITHEROE, BB7 2HZ

320120488P

Date: 20th July 2012
Our job Ref. 4223
Version: 1.02

This planning application seeks consent for two out of three dwellings that have previously been approved in an outline planning application No. 3/2011/0719. This supporting document provides further information in regards to the access, appearance, landscaping, layout and scale for the two dwellings.

1. SITE DESCRIPTION

- 1.1 The application site comprises of a detached garden area on the western side of Ribblesdale Avenue. The garden to Radley is currently a large garden with part of it having been used as a tennis court in the past. The perimeter of the site is bounded by a substantial hedge with the site sloping gently from east to west.
- 1.2 The site is surrounded by residential dwellings. The gardens abut Ribblesdale Avenue on the east side and a vehicle access track to the house Wareham, Cross Fells and Field View to the north. Further to investigations and 21 days public notice it is understood that this track has no lawful ownership. To the south, the site abuts Mulgrave House and gardens which is a modern property constructed in what was the former garden to the house Westwood.
- 1.3 The land generally slopes downwards from east to west. The houses on the east side of Ribblesdale Avenue appear to have been constructed in the early twentieth century and are substantial three storey properties. The boundary to Ribblesdale Avenue is denoted by a brick wall with clipped hedging above.

2. ASSESSMENT

- 2.1 The site is within the settlement boundary of Clitheroe, which is designated as a main settlement. Policy G1 Development Control and Policy G2 Settlement Strategy are of relevance to this proposal. As the site is within a main settlement the proposal is acceptable in principle as agreed in the outline approval.

3. PROPOSAL

- 3.1 The application is in a sustainable location, within walking distance of the railway station and transport interchange. There is also a bus service along Waddington Road. There is good visibility for drivers entering and leaving the plots as well as street lighting and footways on both sides of the road.
- 3.2 The use of the site will change from gardens to residential use.
- 3.3 Further to the outline application which was granted approval for access and layout, this application includes the development of the revised access as well as the layout, appearance, scale and landscaping.
- 3.4 Plot 2 proposes a single access off Ribblesdale Avenue with good visibility and comprises of a two storey detached dwelling with three bedrooms. This application seeks to revise the shared access point granted in the outline application and revert to create a single vehicle access point to the plot.
- 3.5 Plot 1 proposes a single access point off the track to the north of the site which is currently used to access Wareham, Cross Fells and Field View and reduces access points from Ribblesdale Avenue. The revised

320120488P

vehicular access point allows the orientation of the four bedroom house to benefit from a south facing landscaped garden and living space which has been a key feature of the design. The dwelling is set at the existing ground level of the site which is lower than Ribblesdale Avenue and seeks to retain the existing prominent hedge as much as possible. This allows an easier access to the double garage and to the main entrance of the house to the north.

4. APPEARANCE

- 4.1 Both properties will consist of a natural stone plinth with white render above up to eaves level. Roofs will be blue slate to match surrounding dwellings. Barge boards will be either white UPVC or painted wood with black rainwater goods. All windows and doors will either consist of painted wood or are white UPVC.

5. LAYOUT

- 5.1 Both dwellings are set parallel to Ribblesdale Avenue respectively, however they are positioned differently on site.
- 5.2 Plot 2's entrance gable faces Ribblesdale Avenue where the plot is accessed. The main living spaces are on the ground floor with bedrooms in the roof space and with the garden to the rear.
- 5.3 Plot 1 is rotated to allow access to the site from the north onto the front elevation and to the double garage and main entrance. This allows the rear, south west facing elevation to take advantage of the sun orientation in the main living spaces as well as the garden.
- 5.4 The position of the dwellings in relation to the surrounding properties will ensure that no loss of privacy occurs to other residents.

6. SCALE

- 6.1 Plot 2 has a rectangular footprint with a low eaves height of approximately 3.6m and a ridge height of approximately 7m.
- 6.2 Plot 1 comprises of two main scales the single storey garage and garden room next to main double storey living section. The elevation lines are sympathetically broken through the differing ridge heights that are common in the surrounding area. The eaves height range from approximately 2.4m to 5.1m with ridge measuring from approximately 4.2m to 7.8m.
- 6.3 The site to the two plots is lower than the properties adjacent on Ribblesdale Avenue resulting in the proposed dwellings appearing lower in the street scene.

7. LANDSCAPING

- 7.1 Existing shrubs and hedging around the periphery of the site will be retained as far as possible other than sections required to be removed for access. Existing trees will be retained where possible as well as introduce a number of new trees and planting schemes. Find below and existing tree schedule.

Tree No.	Species	DBH	Canopy	Height Approx.	Comments
T1	Maple	100mm	2m	4m	Remove
T2	Apple	200mm	5m	4m	Retain
T3	Apple	190mm	2m	3-4m	Retain
T4	Apple	100mm	2m	3-4m	Retain
T5	Plum	140mm	2m	4m	Retain
T6	Plum	200mm	2m	4m	Remove
T7	Apple	130mm	2m	4m	Remove
T8	Bramley Apple	400mm	7m	5m	Remove

CNDY

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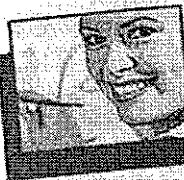
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Take notice

Public Notices

RIBBLE VALLEY BOROUGH COUNCIL
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1980 DESIGNATED CONSERVATION AREA LISTED BUILDING CONSENT

The following planning applications have been received:
FULL PLANNING APPLICATION FOR A PROPOSED DINING EXTENSION TO THE EXISTING KITCHEN AND PROPOSED UTILITY ROOM EXTENSION, 89 Regent Street, Waddington.
Application No: 3/2012/0520P
The above is as householder application. In the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State, and there will be no further opportunity to comment at appeal stage.

ADVERTISED CONSENT FOR SIX ILLUMINATED SIGN BOARDS TO THE EAST ELEVATION AT:
Stonelodge, Off-Licence, 1 Whittingham Road, Longridge.
Application No: 3/2012/0362P
The above property/properties either lie in a Designated Conservation Area or are included in a Statutory List of Buildings of Special Architectural or Historic Interest. Any person wishing to make representations should do so in writing, within 21 days from the date of this advertisement to the Director of Community Services, Council Offices, Church Walk, Clitheroe, BB7 2RA quoting the application number.

Under the provisions of the Local Government (Access to Information) Act 1985, any representations received will be available for inspection by members of the public once the application has appeared on the Planning and Development Committee agenda. When determining the application it may not always be possible to take account of late representations received after the 21 day period.
A copy of the application form and plan may be inspected in the Planning Department within the period stated.
Signed: John Machole (John Machole) Date 28th June 2012 on behalf of DIRECTOR OF COMMUNITY SERVICES

Take notice

THE LANCASHIRE COUNTY COUNCIL
CS71 BIRDY BROW, CHAIGLEY, RIBBLE VALLEY
(TEMPORARY PROHIBITION OF THROUGH TRAFFIC) NOTICE 2012
EXTENSION OF ORDER

NOTICE IS HEREBY GIVEN that the Order made by the Lancashire County Council on 16 April 2012 under Section 14(1)(a) of the Road Traffic Regulation Act 1984, as amended, the effect of which is to temporarily prohibit any motor vehicle or cycle from proceeding over Higher Hodder Bridge, CS71 Birdy Brow, Bridge, in the Borough of Chaigley in the Ribblesdale Valley, will now be in operation until 14th July 2012.

It is envisaged that the work will take place from Tuesday 10 July 2012 until Saturday the 14 July 2012, between the hours of 22.00 and 06.00.

An alternative route for vehicular traffic and cyclists affected by the closure is via: CS71 Birdy Brow - CS74 Clitheroe Road - CS243 Whalley Road - CS72 Knowles Brow - CS71 Birdy Brow.

The Police, Fire and Ambulance Services have been informed. The temporary prohibition is necessary to allow the inspection of the underside of the bridge from a roadside inspection unit and re-pointing of the underside of the bridge where required.

Daniel Herbert, Head of Public Realm Environmental Services East Lancashire County Council Villows Lane Accrington, BB5 0PT (Ref: HEW/226/3/772/SH)

Development Procedure Order 2010

NOTICE UNDER ARTICLE 13

Proposed development at Fellview Barn, Baygate, Bolton-by-Bowland. I give notice that Mr D Schofield have applied to the Ribblesdale Valley Borough Council for planning permission for a PROPOSED MACHINERY/TRACTOR SHED (CONSISTING OF A STEEL FRAME, CONCRETE PANELS AND YORKSHIRE BOARDING, WHICH ARE COMMON IN THE AREA). APPLICATION NO: 3/2012/0525P
The proposed development affects Public Right of Way No. 17 in the Parish of Grindleton. Members of the public may inspect copies of the application, the plans, the other documents submitted with it at Reception, Level D, Council Offices, Church Walk, Clitheroe, during normal office hours until 19th July 2012. Anyone who wishes to make representations about this application should write to the Council at Church Walk, Clitheroe, BB7 2RA by 19th July 2012.

Signed John Machole (John Machole) On behalf of Ribblesdale Valley Borough Council Date 28th June 2012



Business Today

www.clitheroeadvertiser.co.uk
Businesses for Sale

SANDWICH BAR/CAFE
Parliament St, Burnley.
Weekly sales over 6 days £750 plus, scope for deliveries & Sundays, recently refurbished. Paying tenant in upstairs flat at £300 pcm. Lease £600 pcm. (includes flat). Quick sale £4,995 own. Tel. 07714 661448.

IMPORTANT NOTICE TO ADVERTISERS

Although every advertisement is carefully checked, occasionally mistakes do occur. We therefore ask advertisers to assist us by checking their advertisements carefully and advise us immediately should an error occur. We regret that we cannot accept responsibility for more than **ONE INCORRECT** insertion and that no republication will be granted in the case of typographical or minor changes which do not affect the value of the advertisement.

PLANNING PERMISSION - CERTIFICATE OF OWNERSHIP NOTICES

We, Geoffrey Martin Hill and Jean Anne Hill of Radley, Ribblesdale Avenue, Clitheroe, Lancashire HEREBY GIVE NOTICE of our intention to submit an application to the Planning Department of Ribblesdale Borough Council for planning permission to erect a dwellinghouse on the land owned by us on the north westerly side of Ribblesdale Avenue, Clitheroe, the access to which will be from the unadopted lane leading off Ribblesdale Avenue and giving access to the properties known as Field View, Cross Fells and Wareham. The ownership of this lane is unknown, therefore in accordance with Application for Planning Permission, Certificate of Ownership D, the application hereby gives 21 days notice to anyone who can prove ownership or has information regarding the ownership of this land. Please contact Mr. Hill at the above address, tel: 01200422634.

Information

Peter
John Wright who had made the fourth on, held ner club cert. will be ndleside Peter was ed di

our from else?

SAVE £30

250

SAVE £70

10 Howe Walk
Burnley
0800 206 2148

16 High St
Skipton
01756 798421

320120488 P

Radley
Ribblesdale Avenue
Clitheroe
Lancs
BB7 2HZ

23 July 2012

Mr R Maudsley
Sunderland Peacock & Associates Ltd
Hazelmerc
Pimlico Road
Clitheroe

Dear Mr Maudsley

Planning Application – Ribblesdale Avenue

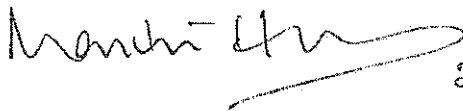
With reference to the ownership of the lane to the North of my plot, which I intend to use as access to my proposed house, I placed a 'Certificate of Ownership' notice in the Public Notices section of the Clitheroe Advertiser and Times on June 28th 2012. You have a copy of this notice in your files.

To date, I have had no communication whatsoever, either by telephone, by post or verbally from anyone who either claims ownership or who knows of the ownership of this piece of land.

In January 2011 my solicitor, John Houldsworth, of Houldsworths Solicitors, Clitheroe, searched the Land Registry to see if there was any declared ownership of the lane which is proposed for access. Apart from a narrow strip of grass immediately in front of the house Wareham (which will not be part of the proposed access), the remainder of the lane which I intend to use for access is unregistered

I trust that this information is satisfactory for the application

Yours sincerely



23/07/12

G Martin Hill (Mr)