



RIBBLE VALLEY
BOROUGH COUNCIL

11 JUN 2012

THE
COUNCIL OF

For office use only

Application No.

320120533 P

Date received

Fee paid £

Receipt No:

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

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification, please contact the Authority's planning department

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	P	Surname:	Warren	
Company name:						
Street address:	Lynbrook Longsight Road			Country Code	National Number	Extension Number
Town/City	Clayton le Dale			Telephone number:		
County:	Lancashire			Mobile number:		
Country:	England			Fax number:		
Postcode:	BB1 9EX			Email address:		
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Steven	Surname:	Hartley	
Company name:	HPDA Ltd					
Street address:	Swallow Barn Lower Chapel Hill Hurst Lane Rawtenstall			Country Code	National Number	Extension Number
Town/City	Rossendale			Telephone number:	01706 218200	
County:	Lancs			Mobile number:		
Country:	United Kingdom			Fax number:		
Postcode:	BB4 8TB			Email address:	donna.hartley2@btinternet.com	

3. Description of the Proposal

Please describe the proposed development including any change of use:

Substitution of house type and amendment to red edge to approval no 3/2012/0187 regarding construction of dwelling at land adjacent to Lynbrook Longsight Road Clayton le Dale, BB1 9EX

Has the building, work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

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

House:		Suffix:	
House name:	Lynbrook		
Street address:	Longsight Road		
	Clayton le Dale		
Town/City:	Blackburn		
County:			
Postcode:	BB1 9EX		

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

Easting:	367237
Northing:	433684

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):

Officer name:

Title: Mr First name: G Surname: Thorpe

Reference:

Date (DD/MM/YYYY): 03/02/2012 (Must be pre-application submission)

Details of the pre-application advice received:

See Design and access statement

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)

See plan re sightlines

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:

Bins to be stored under the decked area to rear

To be wheeled to end of access road on bin collection day

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:

see photos

Description of *proposed* materials and finishes:

cement render (painted to match surrounding properties)

Roof - description:

Description of *existing* materials and finishes:

see photos

Description of *proposed* materials and finishes:

blue slate

Windows - description:

Description of *existing* materials and finishes:

see photos

Description of *proposed* materials and finishes:

timber - light oak stain

Doors - description:

Description of *existing* materials and finishes:

see photos

Description of *proposed* materials and finishes:

timber

Boundary treatments - description:

Description of *existing* materials and finishes:

post and rail

Description of *proposed* materials and finishes:

1.8 m high sheep netting on timber posts

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

dirt track

Description of *proposed* materials and finishes:

porous tarmacadam

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 and proposed site plan
proposed floor plans and elevations
Design and access statement including photos

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	2	2
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

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:

LDF for meeting room

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)

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Market Housing - Proposed

Market Housing - Existing

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

Proposed Market Housing Total

1

	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	1
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

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2 Financial and professional services	0.0	0.0	0.0	0.0
A3 Restaurants and cafes	0.0	0.0	0.0	0.0
A4 Drinking establishments	0.0	0.0	0.0	0.0
A5 Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a) Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b) Research and development	0.0	0.0	0.0	0.0
B1 (c) Light industrial	0.0	0.0	0.0	0.0
B2 General industrial	0.0	0.0	0.0	0.0
B8 Storage or distribution	0.0	0.0	0.0	0.0
C1 Hotels and halls of residence	0.0	0.0	0.0	0.0
C2 Residential institutions	0.0	0.0	0.0	0.0
D1 Non-residential institutions	100.0	100.0	0.0	-100.0
D2 Assembly and leisure	0.0	0.0	0.0	0.0
Other Please Specify	0.0	0.0	0.0	0.0
Total	100.0	100.0	0.0	-100.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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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 Start Time End Time	Saturday Start Time End Time	Sunday and Bank Holidays Start Time End Time	Not Known
-----	---	---------------------------------	---	-----------

21. Site Area

What is the site area?

00.01

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:

none

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:

Steven

Surname:

Hartley

Person role:

Agent

Declaration date:

10/06/2012

☒

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:

Steven

Surname:

Hartley

Person role:

Agent

Declaration date:

10/06/2012

☒

Declaration Made

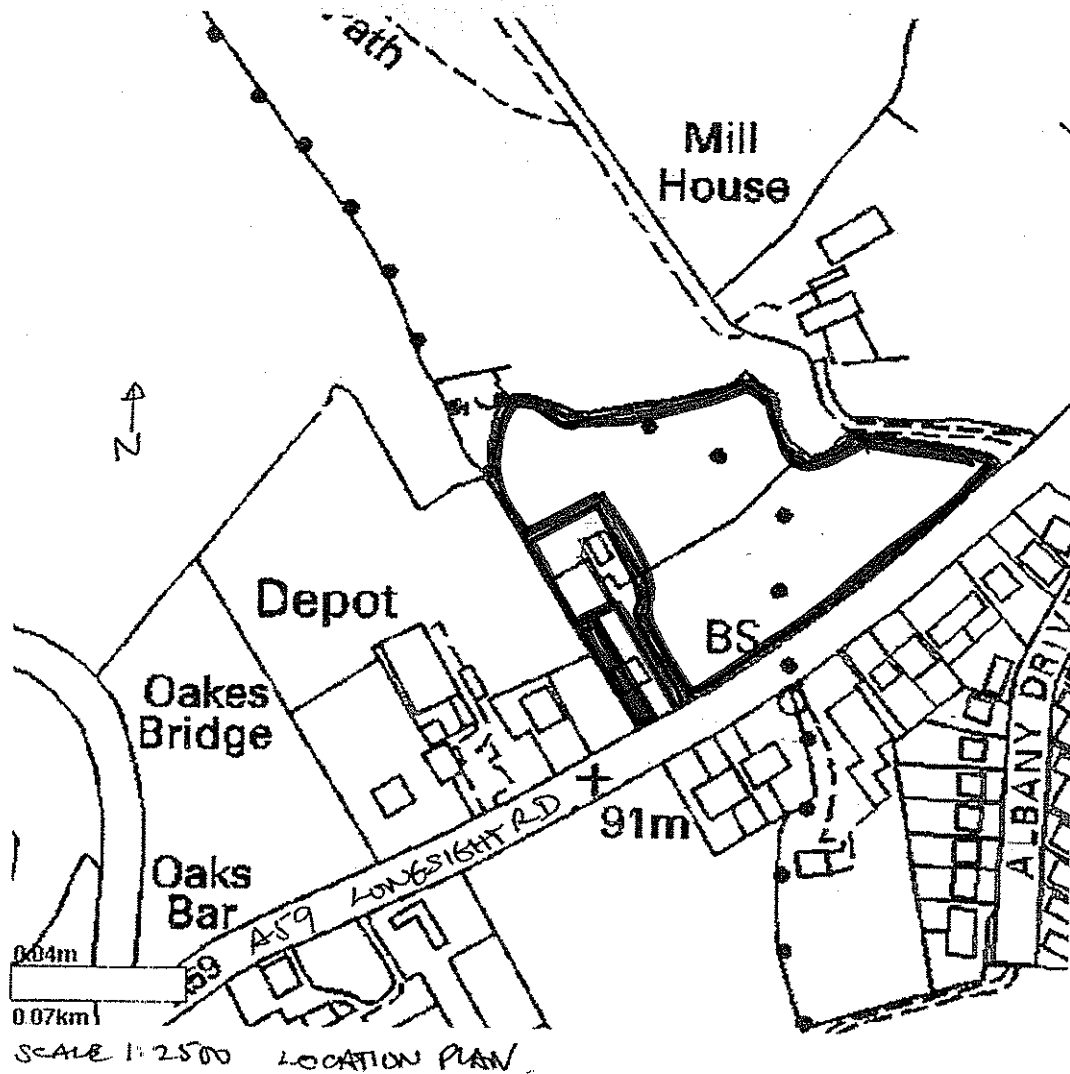
26. Declaration

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

☒

Date

10/06/2012



320120533P

Design and Access Statement



**Demolition of former Women's Institute Building and Erection of Dwelling at
land adjacent to Lynbrook, Longsight Road, Clayton le Dale, BB1 9EX**

Hartley Planning and Development Associates Ltd

February 2012

320120533P

Proposal

The proposal is for the demolition of a single storey former Women's Institute building (see photo on front page) and the erection of a single storey two bedroom dwelling with car parking for two vehicles and a proportionate garden to the rear.

Access would be from Longsight Road using an existing access track adjacent to Glendene.

The existing property benefits from a lawful development certificate as a meeting place.

Pre-application Advice

Formal pre-application advice was sought from the Local Planning Authority. The following advice was received from the Local Planning authority on 3rd February 2012:

From the information supplied, the proposal is to replace the former Women's Institute (WI) building on land at Lynbrook, Clayton Le dale with a dwelling (bungalow) to occupy the existing footprint. The current WI building has its own access from Longsight Road. The site lies at the eastern end of a short row of detached single dwellings and is bounded by fields immediately to its east and to the north, and by the rear garden of Lynbrook to the west. The site lies across the road from the Copster Green settlement boundary within open countryside.

The site lies within the open countryside and is therefore subject to Local Plan Policies G5 and ENV3. G5 indicates that consent for development will only be granted for small-scale development and that the following tests also apply:

- Sites essential to the local economy or;
- Those needed for the purpose of agriculture or forestry or;
- Sites developed for local needs housing (subject to policy H20) or;
- Small scale tourism developments and small scale recreational developments appropriate to a rural area or;
- Other small scale uses appropriate to a rural area (see policy RT1) or;
- Other small scale uses appropriate to a rural area which conform to the policies of this plan

ENV3 deals with requirements in relation to new development reflecting local style and character etc, which would be important for a detached building in such a location as the one proposed.

Also of relevance is National Planning Policy Statement 3 (PPS3) para 71 which states that in the absence of a five year supply of deliverable sites, which is the current position within the Borough, planning applications for housing should be considered favourably having regard to the wider policies within the PPS and including criteria in PPS3, Paragraph 69, that states 'In deciding planning applications. Local Planning Authorities should have regard to, (among other issues):

- The suitability of a site for housing, including its environmental sustainability

- Using land effectively and efficiently and;
- Ensuring that the proposed development is in line with planning for housing objectives reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives.

In considering suitability in this context the following are considered to be important:

- The location of the site in relation to the settlement and its services and amenities;
- the density of the proposed development and subsequent visual impact on surrounding areas;
- the ease of access to the site and the potential impact of creating any new access (which would be advised by Lancashire County Council Highways staff).

In addition it will also be important to judge the potential of the scheme to enhance the area and whether the location is an important open space.

While Policy G5 would not strictly support the development proposed, this has to be balanced with PPS3 (para 69) and accompanying considerations of suitability. The proposal is of a small scale and would not, given its position set back from the road and screened behind hedges and conifer trees, appear to visually affect the area, subject to appropriate design, scale, materials etc, given that a bungalow is proposed. Therefore, given the position of the site immediately adjacent to the Copster Green settlement boundary and the general housing position of the Borough in relation to PPS3 five year supply, the development of this site for one dwelling is considered suitable and could therefore be supported in principle subject to the schemes conforming to other relevant local and national policies.

With regards to providing a suitable access to the site, the County Highways Engineer would require the applicant to be able to provide a 2.4m x 90m visibility splay at the access point in both directions to the nearside kerb of the A59 and enough turning / manoeuvring space within the plot to enable vehicles to enter and leave the driveway in forward gear. For your information, a recent application just down the road at Blue Trees (3/2011/0611) for a new access driveway was refused on highway safety grounds as they could not achieve the required visibility splay, and on a busy main road like the A59, he was not prepared to accept anything substandard.

Policy Assessment

The LPA acknowledge in their pre-application advice that the site is in countryside. In terms of Policy G5 the proposal would not normally be supported in land use principle terms. However, in this instance the lack of a five year housing supply for the Borough coupled with the fact that the site is well related to the existing pattern of development along this road and the fact that the proposal would constitute brownfield development essentially on the same footprint of the existing building would on any reasonable and objective basis lead one to conclude that this proposal would contribute to the Council's requirement to ensure a five year deliverable supply of housing land and that it would not cause harm to the essentially open and rural character of the countryside. Furthermore, the lawful existing development on this site has seen better days and if this application were approved there is no doubt

that it would leave to environmental improvement to the benefit of the visual amenities of this countryside location. The proposal also includes the removal of a caravan and garden shed from the site.

In addition to the above and in recognition of this countryside location and existing building on the site the proposed residential property would be single storey. As such it would be not conspicuous from Longsight Road or from the rear of existing properties. It would be constructed in materials that would match surrounding properties and to modern day building regulations standards. The proposal would accord with sustainability objectives and the principles embodied in PPS 1 and PPS 3 and would seek to promote local distinctiveness. Essentially the proposal seeks to use the curtilage of the existing former Women's Institute building.

Use

It is proposed to erect one single storey two bedroom residential property

Design and External Appearance

The property would include a natural blue slate roof and painted rendered walls (to match surrounding properties). A small garden room would project from the rear wall of the house. All window frames, door frames and doors would be timber and likely stained in an oak colour. Rainwater goods would likely be dark brown or black. The land falls gently downwards to the rear and hence there will be facing brickwork at the lower section of wall (rear and part side elevations) to match the brickwork of neighbouring dwellings. A small timber decked area would lead from the garden room. The plans show the projection.

Access and Car Parking

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The existing access is shown in the photograph below



The existing access would be retained in terms of proportions although would be surfaced using porous tarmac. Space is available to the front of the property to park two cars in accordance with the Council's car parking standards and there is a turn around area to ensure that cars can leave the site in forward gear.

The applicant is able to achieve the sightlines (2.4m x 90m) onto Longsight Road and would be happy to accept a planning condition requiring such sightlines to be retained in perpetuity. The plans show the required sightlines.

Landscaping

The proposals will include the provision of a lawned (top soil and seeded) garden to the rear. The rear boundary to the proposed garden would be as per the rear boundary to Women's Institute building. The boundary treatment to the curtilage of the property would be sheep netting on 1.8 metre high timber posts lined with a mixed hawthorn and beech hedge. The hedge would be planted at 30 cm centres (one row) and would be root balled at 1.2 m high.

Contaminated Land – Desk Top Survey

Demolition of former Women's Institute Building and Erection of Dwelling at

Land at Lynbrook, Longsight Road, Clayton-le-Dale

February 2012

- 1.0 In accordance with advice in PPS 23 there is no reasonable evidence to suggest that this site is contaminated. The site and building has been used as a meeting place and has been in situ for about 50 years. Prior to that the site was greenfield.
- 1.1 The site has not been determined as contaminated land under part A of the Environmental Protection Act 1990 and there are no landfill sites or areas of filled ground within 250 metres of the site. There are no recorded nuisance or pollution instances at or adjacent to this site in the last 12 months. There are no SSSI or Sites of Biological Importance within 250 metres of the site and it is understood that the site is not located within an air quality management area.

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RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2012/0187

DECISION DATE: 19 April 2012

DATE RECEIVED: 24/02/2012

320120533P

APPLICANT:

Mr P Warren
Lynbrook
Longsight Road
Clayton-le-Dale
Lancs
BB1 9EX

AGENT:

HPDA Ltd
Swallow Barn
Lower Chapel Hill
Hurst Lane
Rawtenstall
Rossendale
Lancs
BB4 8TB

DEVELOPMENT PROPOSED: Proposed demolition of the former Women's Institute Building and the erection of one dwelling.

AT: land at Lynbrook Longsight Road Clayton-le-Dale Lancashire

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990

2. The permission shall relate to the development as shown on the proposed site plan, proposed elevations and proposed floor plan (as submitted with the application), and the access shall be in accordance with the 'Detail of Visibility Splay' plan

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 26th of March 2012.

Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments.

4. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

P.T.O.

5. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block paviors, or other approved materials.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

6. The vehicular parking and turning space shall be laid out as detailed on the submitted plans and be available for use before the development is brought into use.

Reason: To comply with Policies G1, T1 and T7 and T8 of the Ribble Valley Districtwide Local Plan and to allow for the effective use of the parking areas. Vehicles reversing to and from the highway are a hazard to other road users.

7. There shall not at any time in connection with the development be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device

The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 metres measured along the centreline of the proposed driveway from the nearer edge of the carriageway of Longsight Road to points measured (a) 90 metres to the west along the nearer edge of the carriageway of Longsight Road and (b) 90 metres to the east along the centreline of the carriageway of Longsight Road, and shall be constructed and maintained at verge/footway level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan, and to ensure adequate visibility at the site access.

Relevant planning policy

Policy G1 - Development Control
Policy G5 - Settlement Strategy
Policy ENV3 - Development in Open Countryside
Policy H10 - Residential Extensions
Policy T1 - Development Proposals - Transport Implications
Policy T7 - Parking Provision
SPG - "Extensions and Alterations to Dwellings"
NPPF

Summary of reasons for approval

The proposal represents an appropriate form of development and given its design, size and location would not result in visual detriment to the surrounding countryside, nor would its use have an adverse impact on highway safety.

APPLICATION NO. 3/2012/0187

DECISION DATE: 19 April 2012

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. Policies in the Framework have been considered but in light of the facts in this case the National Planning Policy Framework does not alter the Borough Council's conclusions
4. Ribble Valley BC imposes a charge to the developer to cover the administration and delivery costs in providing wheeled bins to each household within a new build property or conversion. Details of current charges are available from the RVBC Contact Centre on 01200 425111.
5. Development on this site should be drained on separate foul and surface water systems. All foul drainage must be connected to the foul sewer and only uncontaminated surface water should be connected to the surface water system.

However, where there are established combined systems the possibility of deviation from this general policy may be discussed with the Council's Chief Technical Officer

6. The applicant/developer should contact United Utilities Service Enquiries on 0845 7462200 regarding connection to the water mains/public sewers. A separate metered Supply to the unit will be required at the developers expense and all internal pipework must comply with current water supply (water fittings) regulations 1999



JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

ACCESS FOR THE FIRE BRIGADE

Your attention is drawn to the provisions of Section 31 of the County of Lancashire Act 1984. This states that plans for the erection or extension of a building and deposited in accordance with the Building Regulations shall be rejected unless they show that there will be adequate means of access for the Fire Brigade and that the proposed works will not render inadequate any existing means of access. For further information or advice please contact the Building Control Section at the Council Offices, Clitheroe or telephone 01200 425111.

ACCESS AND FACILITIES FOR DISABLED PEOPLE at premises open to the public, educational establishments, shops, offices, factories and places of work

Your attention is drawn to the provisions of Sections 4, 7, 8 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the Codes of Practice: for Access for the Disabled to Buildings (B.S.5810:1979) and the Means of Escape for the Disabled (B.S.5588), and Design Note 18 Access for the Physically Disabled to Education Buildings.

Section 4 of the 1970 Act requires that: "Any person undertaking the provision of any building or premises to which the public are to be admitted, whether on payment or otherwise, shall, in the means of access both to and within the building or premises, and in the parking facilities and sanitary convenience (if any), make provision, in so far as it is in the circumstances both practicable and reasonable, for the needs of members of the public visiting the building or premises who are disabled".

Educational Buildings, Offices, Factories, etc.

Sections 8 and 8A require that any person providing premises for educational purposes, offices, factories or other places of work shall make similar provisions as detailed in Section 4 of the needs of disabled people using the premises.

Signs

Section 7 requires that signs indicating where provision has been made for the disabled shall be displayed outside the premises and in any associated car parks. These should indicate where the provision is made and appropriate routes to them.

Building Regulations and the needs of the Disabled

Plans submitted under the Building Regulations may be rejected if they do not take proper account of the needs of the disabled. AT THIS EARLY STAGE YOU MAY WISH TO GIVE CONSIDERATION AS TO WHAT PROVISIONS FOR THE DISABLED MAY BE APPROPRIATE IN YOUR PROPOSED DEVELOPMENT.

If you require any further information about the statutory requirements in designing for the needs of the disabled you should contact the Building Control Section, Council Offices, Church Walk, Clitheroe, BB7 2RA, Telephone: 01200 425111

APPEALS TO THE SECRETARY OF STATE

Planning Applications

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within 6 months of the date of this notice, if this is a refusal of planning permission for a householder application then you must appeal within 12 weeks of the date of this notice, using a form which you can obtain from The Planning Inspectorate, Temple Quay House; 2 The Square, Temple Quay, Bristol, BS1 6PN, tel. no. 0117 372 6372 or online at www.planningportal.gov.uk/pcs. The Planning Inspectorate has introduced an online appeals service, which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Refusals

You may be entitled to a free resubmission subject to certain criteria. Please contact the Development Department to discuss.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Borough Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to him.

These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990. SEE OTHER SIDE for information on applications for Advertisement Consent, Listed Building Consent and Conservation Area Consent including rights of appeal.

STATUTORY NOTES FOR PLANNING DECISION NOTICES

APPEALS TO THE SECRETARY OF STATE

Application for Listed Building Consent and Conservation Area Consent

If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent or conservation area consent for the proposed works, or to grant consent subject to conditions, he/she may appeal to the Secretary of State for the Environment in accordance with Section 20 Planning (Listed Buildings & Conservation Areas) Act 1990, within 6 months of the date of this notice. (Appeals must be made on a form, which is obtainable from The Planning Inspectorate). The Secretary of State has power to allow a longer period for giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

If listed building consent or conservation area consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any works which have been or would be permitted, he may serve the Council of the district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 108 of the Town and Country Planning Act 1990.

Listed Building Purchase Notices and Compensation

If the applicant is aggrieved by the decision of the local planning authority:

- a) to refuse to vary or discharge the conditions attached to a listed building consent or a conservation area consent; or
- b) to add new conditions consequential upon any such variation or discharge, he may appeal to the Secretary of State for the Environment in accordance with Section 20 Planning (Listed Buildings & Conservation Areas) Act 1990 within 6 months of the date of this notice. (Appeals must be made on a form, which is obtainable from The Planning Inspectorate). The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay on giving notice of appeal.

ADVERTISEMENTS

Application for Consent to Display an Advertisement

Standard Conditions

The Town and Country Planning (Control of Advertisements) Regulations 1989 impose the following standard conditions for all consents to display advertisements.

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

Appeals to the Secretary of State

You have the right of appeal against the local planning authority's refusal of consent for an advertisement or grant of consent subject to a condition with which you are dissatisfied. The appeal is made to the Secretary of State using a form (ask for advertisement appeal forms) obtained from The Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, tel. no. 0117 372 6372. You must appeal within 8 weeks of receiving the decision notice.

Illegal Display of Advertisements

A person who displays an advertisement in contravention of the Town and Country Planning (Control of Advertisements) Regulations 1989, shall be liable on summary conviction of an offence under Section 109(2) of the Act, to a fine of £400 and in the case of a continuing offence to a fine of £40 for each day during which the offence continues after conviction.

OTHER PERMISSIONS

The attached notice relates only to the application as described. It does not convey a decision under any other enactment, byelaw or order of regulation.

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA

Telephone: 0200 25111

Fax: 0200 26399

Town and Country Planning Act 1990, section 191 as amended by section 10 of the Planning and Compensation Act 1991

CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR ACTIVITY IN BREACH OF PLANNING CONDITION

APPLICATION NO: 3/93/0187/P
DECISION DATE: 25 June 1993
DATE RECEIVED: 22 March 1993

APPLICANT:

Mr P C Warren
Tynebrook
Longsight Road
BLACKBURN

AGENT:

Beardwood Design Ltd
14 Wycoller Road
BLACKBURN
BB2 7AZ

EXISTING USE OR ACTIVITY: USE OF BUILDING AS MEETING ROOM FALLING WITHIN
CLASS D1

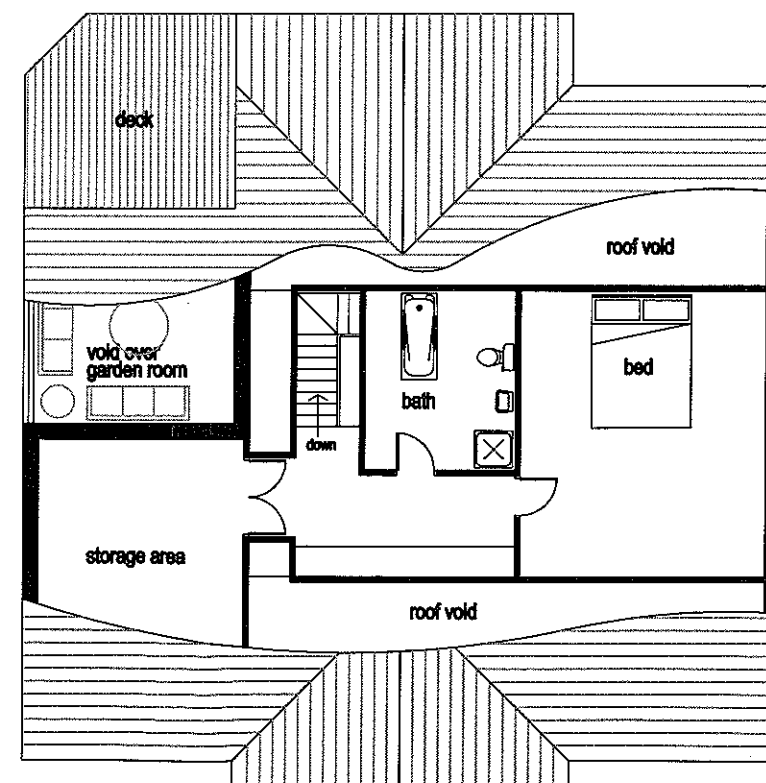
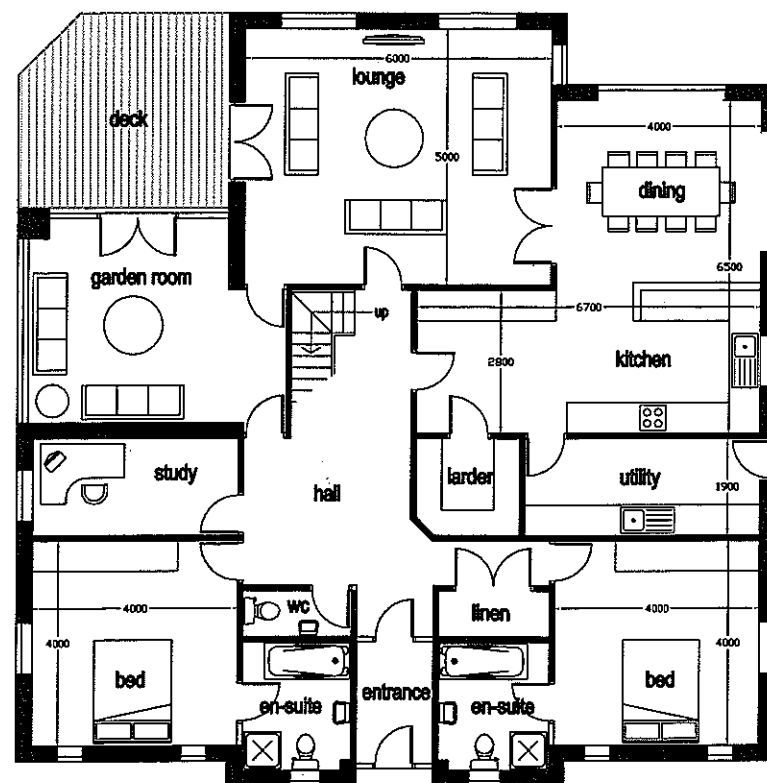
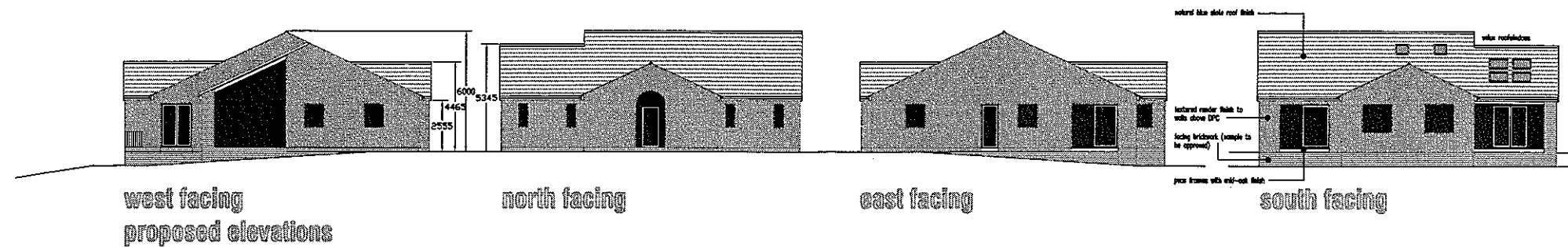
FORMER WOMEN'S INSTITUTE BUILDING, LONGSIGHT ROAD, CLAYTON-LE-DALE,
A1: BLACKBURN

Ribble Valley Borough Council hereby certify that on the received date the use, operations or matter detailed above in respect of the land indicated on the plan attached to this certificate, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):


PHILIP BAILEY
DIRECTOR OF DEVELOPMENT

Notes:

- 1 This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended)
- 2 It certifies that the use, operations or matter as specified taking place on the land identified on the attached plan was lawful, on the specified date and thus was not liable to enforcement action under Section 172 of the 1990 Act on that date
- 3 This certificate applies only to the extent of the use, operations or matter described, and to the land specified and identified on the attached plan. Any use, operations or matter materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.



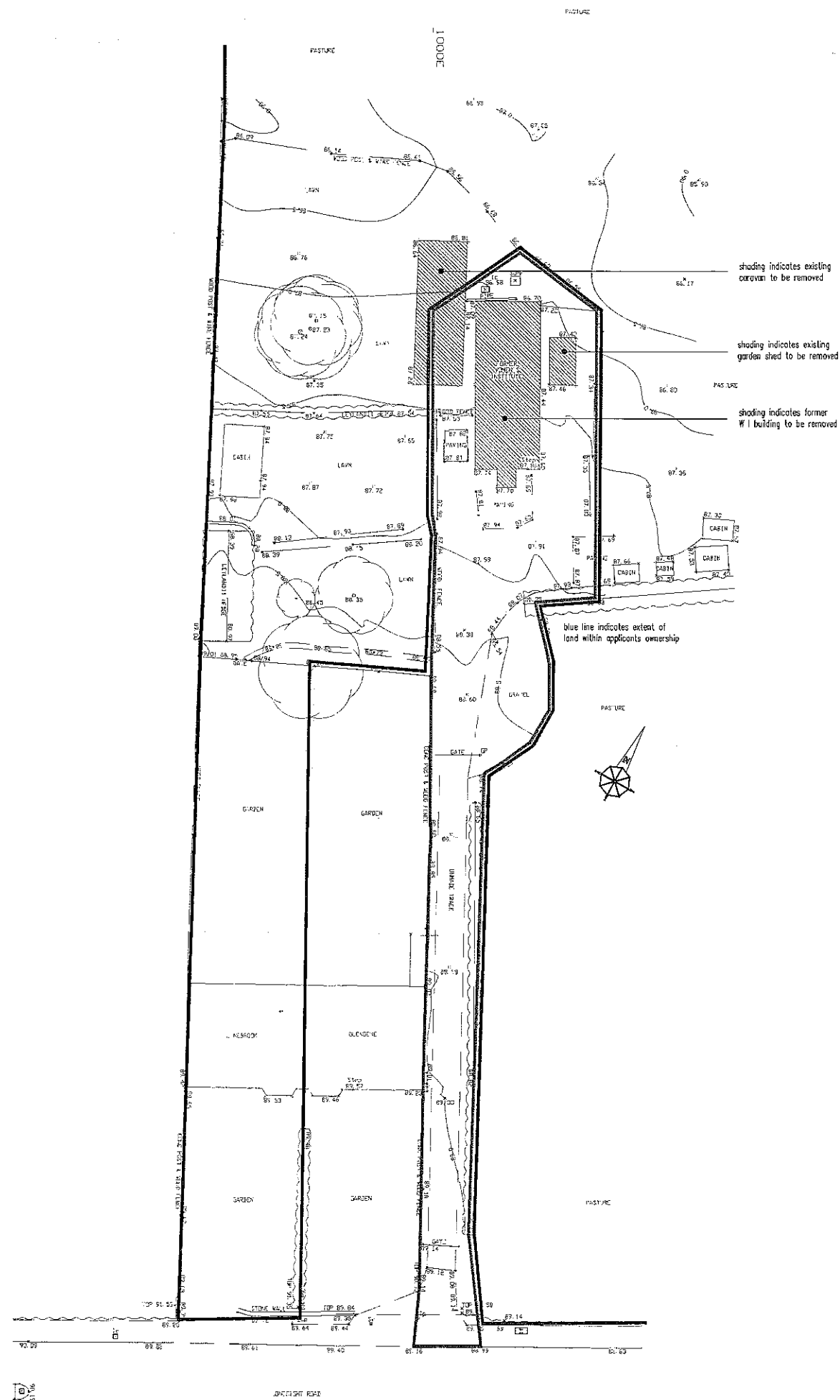
320120533P

proposed 3 bed detached bungalow
on site of former Women's Institute building
adjacent to

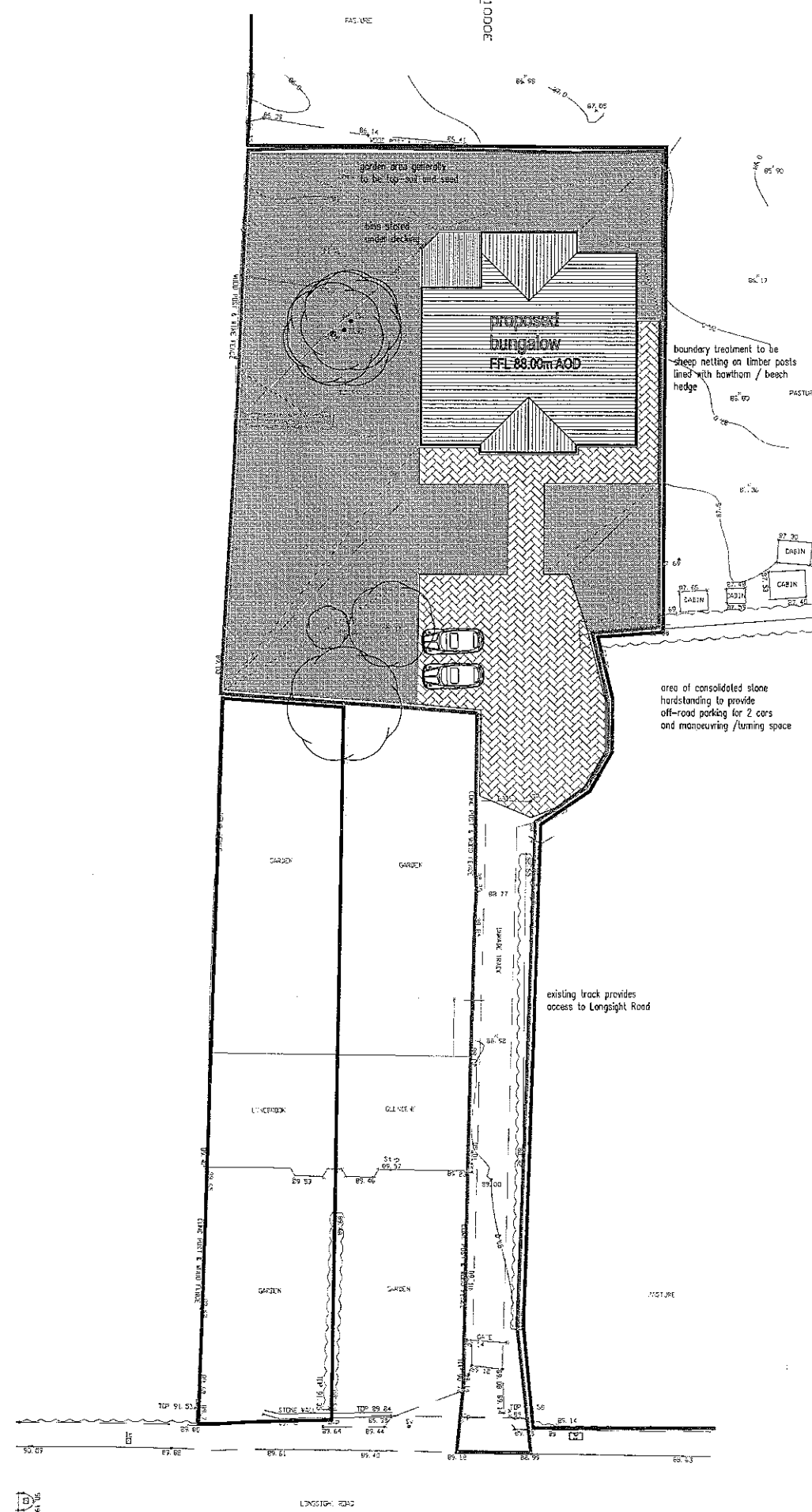
Lynebrook
Longsight Road
Clayton-le-dale

scale 1:100 1:50 @ A1
0m 5m
linear scale 1:50 @ A1

Rae Connell Associates Building Design and Planning Consultants
214 Burnley Road Bacup Lancashire 01706 873000



existing site plan scale 1:200



proposed site plan scale 1:200

320120533P

proposed 3 bed detached bungalow
on site of former Women's Institute building
adjacent to

Lynebrook
Longsight Road
Clayton-le-dale

scale 1:200 @ A1

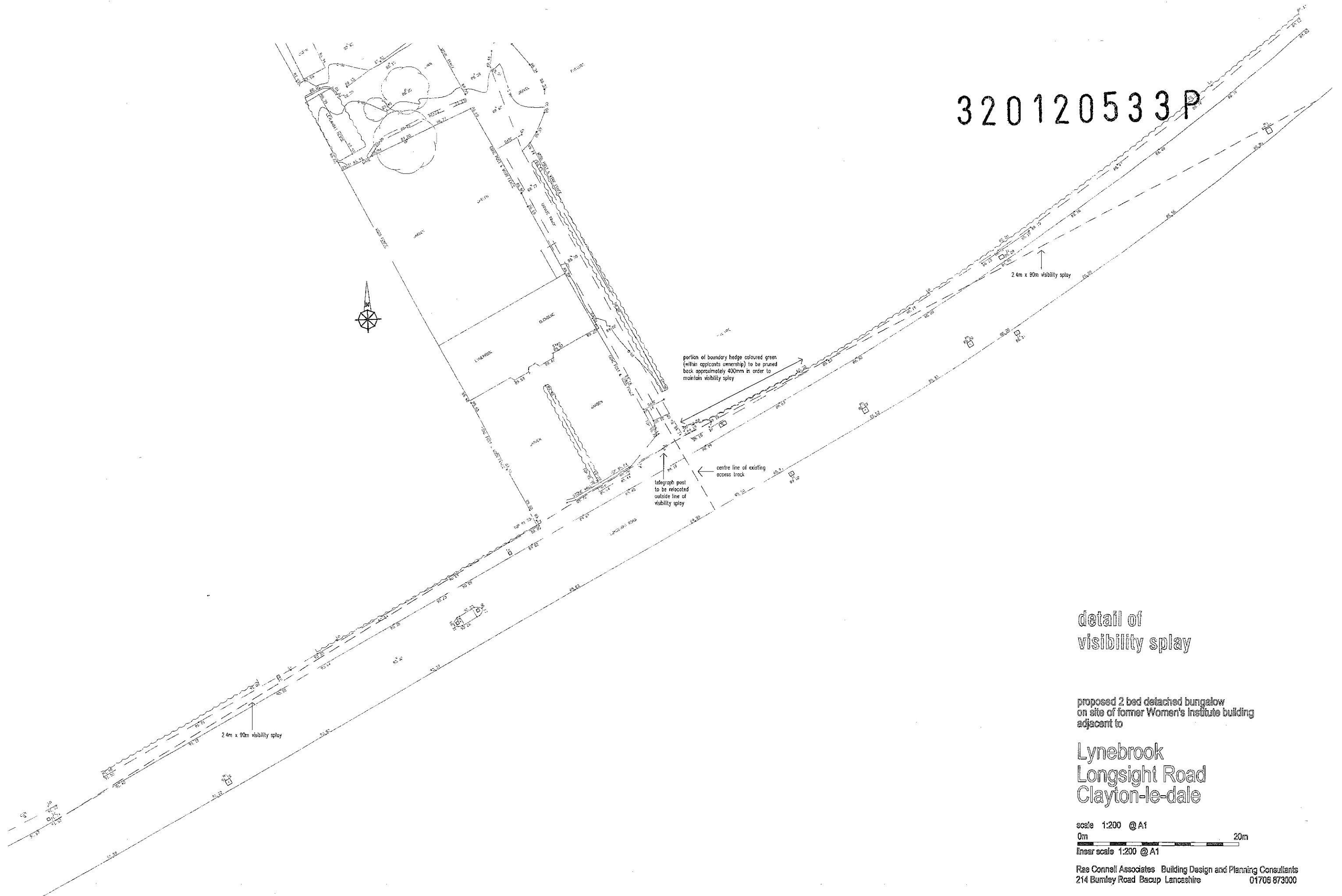
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20m

linear scale 1:200 @ A1

Rae Connell Associates Building Design and Planning Consultants
214 Burnley Road Bacup Lancashire 01706 873000

320120533P



detail of
visibility splay

proposed 2 bed detached bungalow
on site of former Women's Institute building
adjacent to

Lynebrook
Longsight Road
Clayton-le-dale

scale 1:200 @ A1
0m 20m
linear scale 1:200 @ A1

Rae Cornell Associates Building Design and Planning Consultants
214 Burnley Road Bacup Lancashire 01706 873000