



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No.

320120540P

Date received

Fee paid £

Receipt No:

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

Application for listed building consent for alterations,
extension or demolition of a listed building.
Planning (Listed Buildings and Conservation Areas) 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:	Gavin	Surname:	Barret
Company name:	Marstons plc				
Street address:	Marstons House		Telephone number:	Country Code	National Number
					Extension Number
			Mobile number:		
Town/City:	Wolverhampton		Fax number:		
County:	West Midlands		Email address:		
Country:	UK				
Postcode:	WV1 4JT				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:		First Name:	Ian	Surname:	Murray
Company name:	IMD & Associates				
Street address:	IMD		Telephone number:	Country Code	National Number
	Associates				Extension Number
	1 Sentinel Court		Mobile number:		
Town/City:	Blackburn		Fax number:		
County:	Lancashire		Email address:		
Country:					
Postcode:	BB12EH			info@imdandassociates.co.uk	

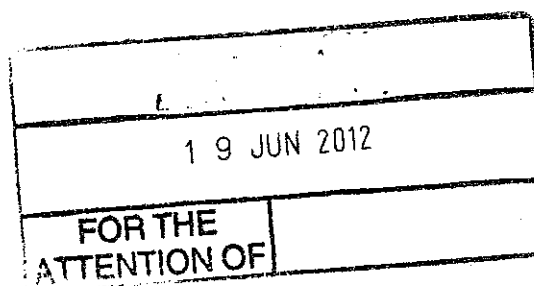
3. Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s):

Combined sewer separation works, new sewage treatment plant, new grease trap and general modifications to existing drainage to suit.

Has the work already started
without planning permission?

☐ Yes ☒ No



4. Site Address Details

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

House:		Suffix:	
House name:	Edisford Bridge Hotel		
Street address:	Edisford Bridge		
Town/City:	Clitheroe		
County:	Lancashire		
Postcode:	BB7 3LJ		

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

Easting:	372480
Northing:	441479

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? ☒ Yes ☐ No

If Yes, please describe and include the planning application reference number(s), if known:

Combined sewer separation works, new sewage treatment plant new grease trap and general modifications to existing drainage to suit.
Ref:PP-01887969

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ 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 provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Are you supplying additional information on submitted drawings or plans? ☐ Yes ☒ No

10. Demolition

Does the proposal include total or partial demolition of a listed building? ☐ Yes ☒ No

11. Listed building alterations

Do the proposed works include alterations to a listed building? ☐ Yes ☒ No

12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know ☐ Grade I ☒ Grade II* ☐ Grade II

Is it an ecclesiastical building? ☐ Don't know ☐ Yes ☒ No

13. Immunity from Listing

320120540P

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes ☒ No

14. 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

15. Certificates (Certificate A)

Certificate Of Ownership - Certificate A

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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: First name: Surname:
Person role: Declaration date: ☒ Declaration made

16. Declaration

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



Date

DESIGN & ACCESS STATEMENT IN SUPPORT OF PLANNING & LISTED BUILDING APPLICATIONS

Project: The Edisford Bridge
Clitheroe, Lancashire
BB7 3LJ

Agent: Imd & Associates Ltd
1 Sentinel Court, Wilkinson
Blackburn, BB1 2EH

Client: Marston's PLC

Authority: Ribble Valley BC



Introduction:

This Design and Access Statement has been prepared by IMD & Associates Ltd to accompany and explain the Planning and Listed Building Applications for the proposed works at the above premises.

Project Description:

Combined sewer separation works, new sewage treatment plant, new pump house, new grease separator and general modifications to existing drainage to suit. The project has no effect on the appearance, fabric or footprint of the building. The application is solely to improve the premises' drainage issues predominantly below ground and only to the external areas of the site.

Site & Surrounding Area:

The Edisford Bridge Inn is a Grade II listed licensed premises dating back to the mid 18th century. Located on the B6243 New Lane in the village of Great Mitton, Clitheroe which is a civil parish in the Ribble Valley, Lancashire. The site area is approx. 0.1425ha and the building was listed in February, 1984.

The predominant construction of the building and is of natural stonework or scored render walls with sandstone dressings and natural slate pitched roof. It is a two storey building with loft space above. The right hand bay is newer, circa mid 19th century and has sashed windows with glazing bars and plain stone surrounds. Original windows have plain stone surrounds and square mullions.

Neighboring properties are primarily domestic residences and working farms, All surrounded by farm land and open countryside. The pub takes its name from the nearby medieval Edisford Bridge which was built in 1339, and is the subject of a noted painting by Turner. Surrounding properties are predominantly private residencies and local businesses together National Trust owned grassland to the North. The property construction is mainly white painted stone walls and slate tiled pitched roofs together with a variety of fenestration.

Use:

The existing property is a licensed public house, hotel and restaurant - including ancillary storage, beer garden, residential accommodation and car park.

Design Statement:**Area:**

The main body of work will take place below ground and have no impact on the area of the building. The treatment plant will take up a footprint area of 21m² in the existing beer garden

Layout:

The existing and proposed general arrangement plans of the site are shown on drawings 898.01

Scale:

The proposals are confined within the boundary walls of the site and impose no increase in footprint or scale of the existing building.

Landscaping: The existing landscaping will be unaffected by the proposals. The new plant will be completely enclosed within new approved landscaped screening to match existing.

Appearance & Details:

At present the existing septic tanks are old and in a state of disrepair. Added to this the existing drainage is a combined system meaning that in addition to foul water the tank is overloaded with clean rainwater which requires frequent a regular emptying of the tanks at great expense to the client and in extreme cases, causes flooding and the overflow of sewage into the beer garden. Our proposals are to install a new advanced water treatment system plant on site which will biologically filter the sewage and produce effluent waste water to an acceptable standard of cleanliness which can dissipate naturally without any harm to the environment. It also means the foul waste is greatly reduced in volume and therefore can be emptied less frequently.

We also propose to completely separate the existing combined system so that only foul water is diverted into the new tank and clean rainwater finds it way into the existing watercourse.

All other works will be below ground and have no visual impact on the property.

Access Statement:**Customer Access:**

The main entrance access to the property will be unaffected by the proposals.

Staff Access:

Access for staff will be unaffected by proposals.

Delivery Access:

Access for staff will be unaffected by proposals.

Access for Emergency Services:

Access for emergency services will be unaffected by the proposals.

Access to other premises:

Access to adjoining premises will be unaffected by the proposals.

HERITAGE STATEMENT

For proposed works to a Listed Building

Dated: May 2012

320120540P

Edisford Bridge Inn, Clitheroe, Lancashire



The Edisford Bridge Inn is a Grade II listed licensed premises dating back to the mid 18th century. Located on the B6243 New Lane in the village of Great Mitton, Clitheroe which is a civil parish in the Ribble Valley, Lancashire. The site area is approx. 0.1425ha and the building was listed in February, 1984.

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Neighboring properties are primarily domestic residences and working farms, All surrounded by farm land and open countryside. The pub takes its name from the nearby medieval Edisford Bridge which was built in 1339, and is the subject of a noted painting by Turner.

General Heritage:

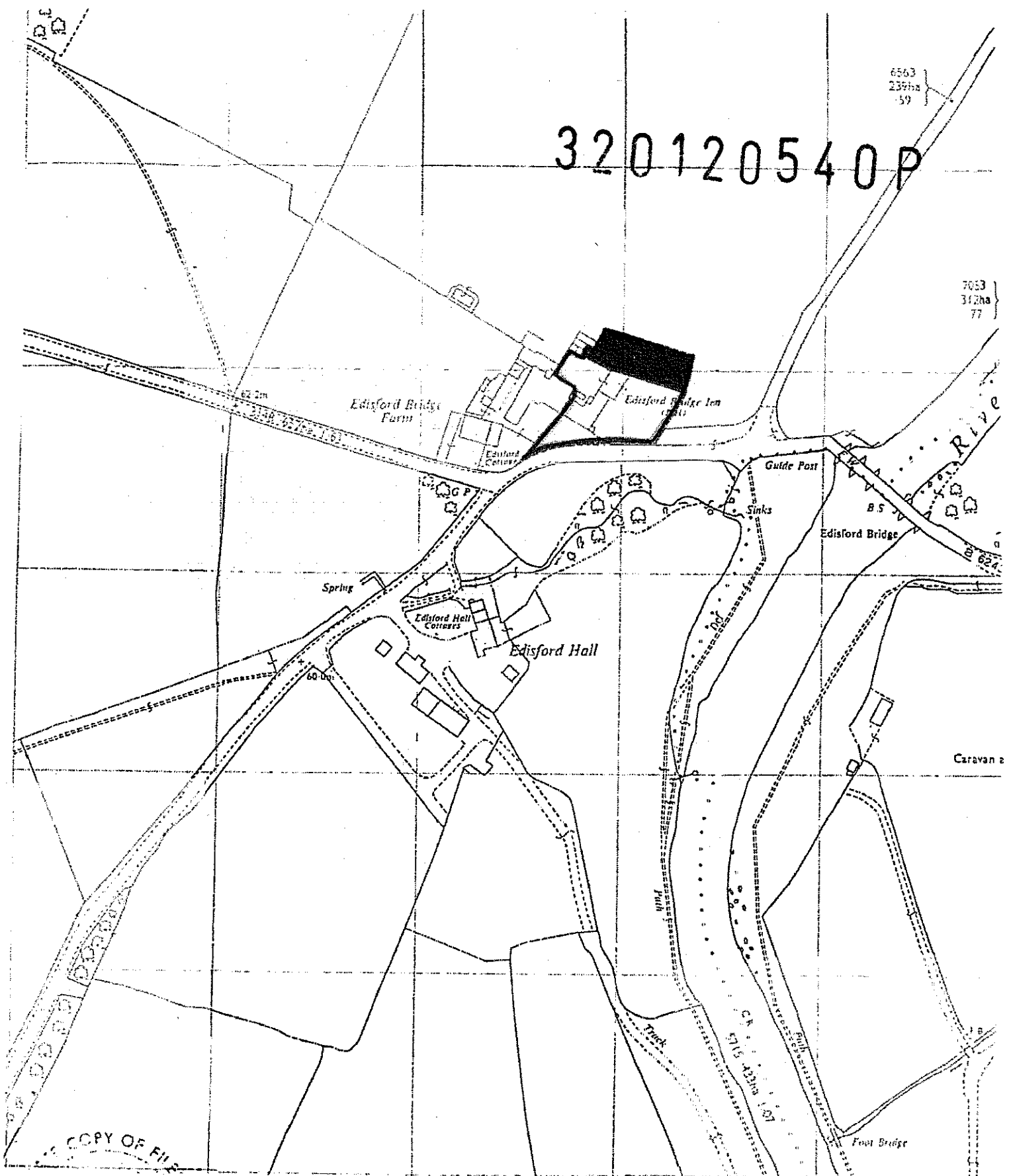
As a general principle, external architectural features remain unaffected by proposals and impact upon the overall heritage is minimal. There is a clear need to ensure that our historic buildings are maintained and used to meet modern needs and requirements to their full potential and in a properly maintained and useable state.

General Justification:

- Maintenance works are essential to improve the efficiency of the drainage system and prevent sewage from polluting the natural water course.
- The proposals impose no impact upon the existing building exterior.

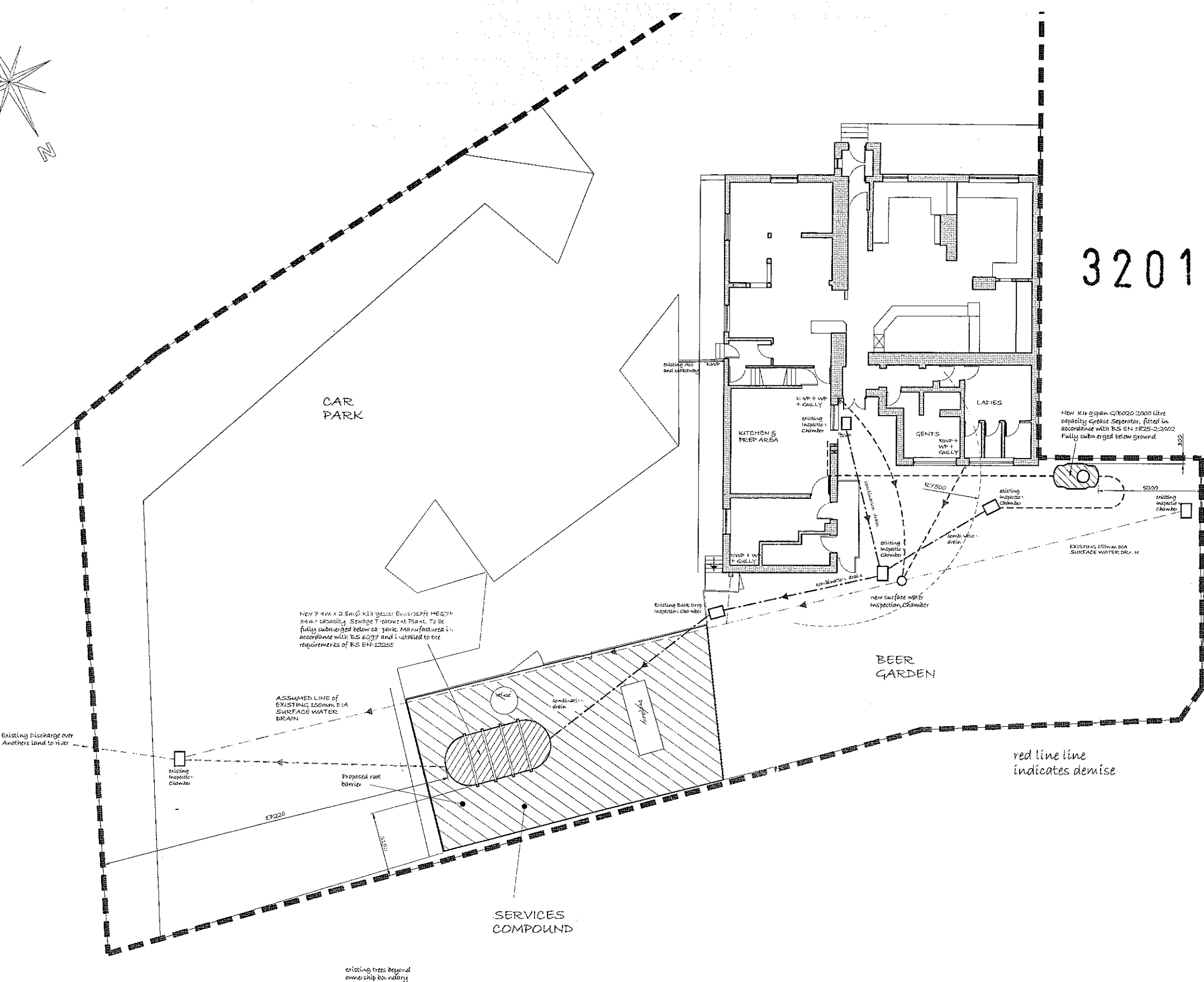
6563
235128
59

7053 }
342ha }
77 }



Tel: 01254 696989 Fax: 01254 689880
Email: info@imdandassociates.co.uk

DRAWING No 898.03 REV



24). All drainage works shall comply with the typical details and the requirements of BS EN 752.

3201205400

red line line
indicates demise

SCALE IN METERS

Imperial
and Associates Ltd

Tel: 01254 696989 Fax: 01254 689880
Email: info@indandassociates.co.uk

Do not scale off this drawing.

DRAWING No	0000
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