

**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:	Mrs	First name:	N	Surname:	Clarke
Company name:					
Street address:	C/o Agent			Country Code	National Number
				Telephone number:	Extension Number
Town/City:				Mobile number:	
County:				Fax number:	
Country:				Email address:	
Postcode:					

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Alan	Surname:	Kinder
Company name:	Avalon Town Planning				
Street address:	2 Reedley Business Centre Redman Road			Country Code	National Number
	Reedley			Telephone number:	Extension Number
Town/City:	Burnley			Mobile number:	
County:	Lancashire			Fax number:	
Country:	United Kingdom			Email address:	
Postcode:	BB10 2TY			planning@avalontp.co.uk	

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed erection of a holiday cottage

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:	Land opposite 3 Elker Mews		
Street address:			
	Billington		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 9NF		

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

Easting:	371809
Northing:	435358

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:	Gareth	Surname:	Fort
Reference:	RV/2012/ENQ/00129				
Date (DD/MM/YYYY):	05/07/2012	(Must be pre-application submission)			

Details of the pre-application advice received:

Please see Das and appended letter

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

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:

Within the domestic curtilage

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

☒ Yes ☐ No

If Yes, please provide details:

In line with the local authorities collection policy

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:

Stone detailing incorporating quoin heads and cills

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

N/a

Description of *proposed* materials and finishes:

Blue slate

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

N/a

Description of *proposed* materials and finishes:

Upvc

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

N/a

Description of *proposed* materials and finishes:

Upvc

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:

Das

CL/01 Dwg01

CL/01 Dwg02

CL/01 Dwg03

CL/01 Dwg04

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:

Garden area

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

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	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	68.3	68.3
	Total	0.0	0.0	68.3	68.3

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		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?

00.13

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: First name: Surname:

Person role:

Declaration date:

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

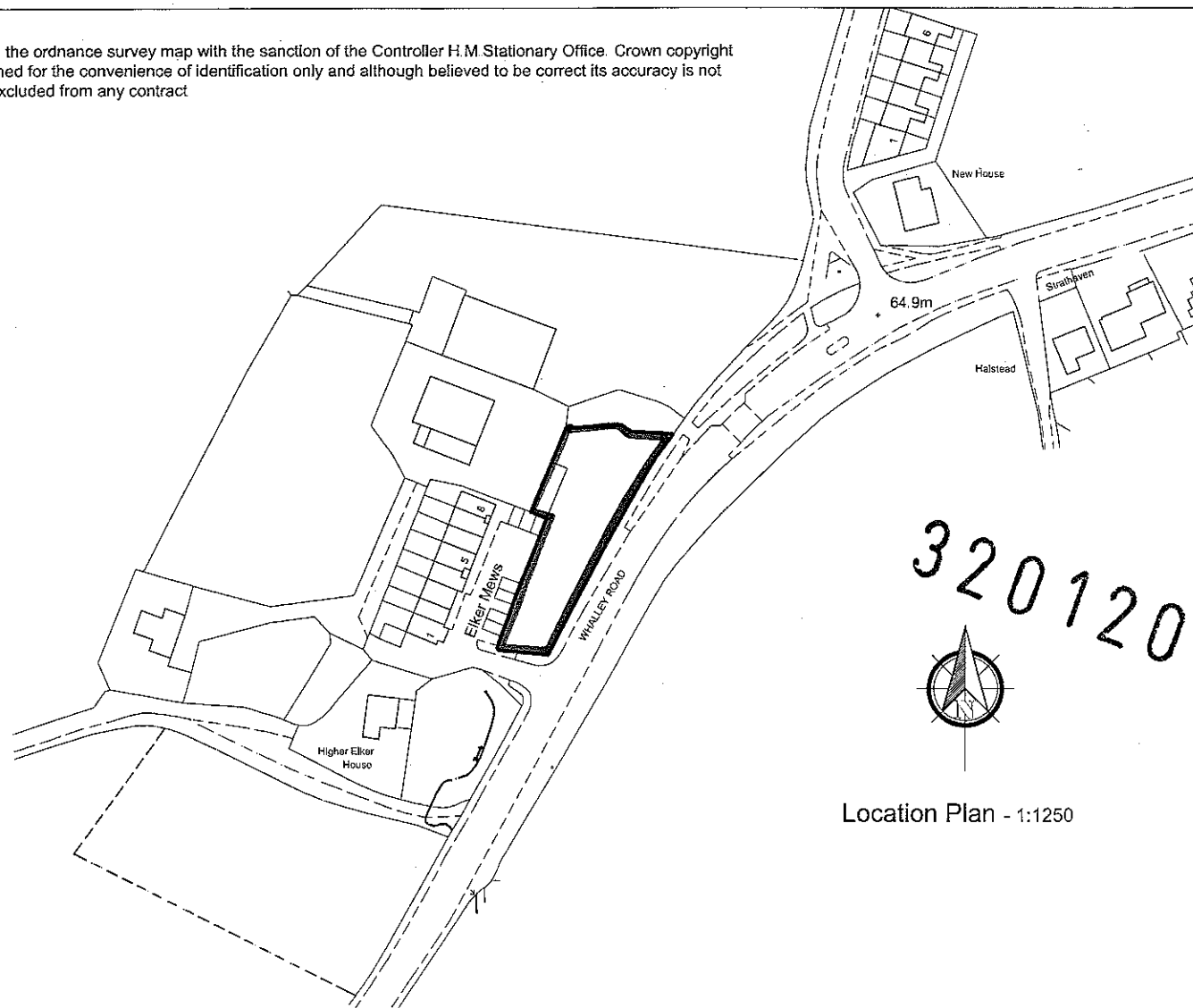
26. Declaration

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



Date

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Location Plan - 1:1250

LOCATION PLAN

Site: Proposed New Holiday Let,
Garden Area Opposite 3 Elker Mews
Billington
BB7 9NF

Client: Mrs N Clark

Drawn: NYB

Date: 11.06.12

Scale: 1:1250 @ A3

Project No: CL/01 Dwg 01

Amendments:

Notes:

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Chartered Town Planning

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2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

DESIGN AND ACCESS STATEMENT

SITE: LAND AT ELKER MEWS, WHALLEY NEW ROAD, BILLINGTON

PROPOSAL: PROPOSED ERECTION OF A HOLIDAY COTTAGE

1 ASSESSMENT

- 1.1 Elker Mews is a terrace of cottage properties which were created from a former traditional barn which served Elker Farm on the outskirts of Billington lying outside the settlement boundary in an area designated as open countryside. The site is surrounded by the working farm with agricultural and caravan storage uses being undertaken in the yard area immediately to the west of the application site.
- 1.2 The application site is utilised as a garden area previously attached to number 3 Elker Mews. It lies outside the formal settlement boundary in an area designated as open countryside. The site is on the north west side of Whalley New Road to the east of the main settlement of Billington.
- 1.3 Planning policies are informed by government advice contained within the recently issued National Planning Policy Framework (NPPF) which replaces previous advice detailed in Planning Policy Guidance (PPG's) and Planning Policy Statements (PPS's). The development plan includes the Local Development Framework, which in turn includes policies saved from the Ribble Valley Districtwide Local Plan. Those of particular relevance in this instance are G1 which identifies a number of development control criteria, G5 which sets out development that is considered appropriate for development outside the main settlement boundaries including small scale tourism developments appropriate to the rural area; ENV3 relates to the nature of development in the open countryside seeking to maintain the character of the landscape with buildings reflecting the vernacular style and using traditional materials and finally RT1 which is in principal supportive of proposals that extend the range of tourism accommodation in the borough.

2 INVOLVEMENT

- 2.1 The proposal has been the subject of formal pre application advice under reference RV/2012/ENQ/00129. A copy of the formal response of Gareth Fort the council's pre planning advice officer is appended.

3 EVALUATION

- 3.1 The site has limited planning history with the existing building on site benefiting from an extant consent for its replacement with a block and stone building to be utilised for garden storage, potting and seeding. That consent was granted under reference 3/2011/0239P. There continues to be ongoing demand within the borough for quality self catering holiday accommodation and given the attractive setting of the proposal then market research has suggested there continues to be good demand for high quality provision which it is envisaged with this development.
- 3.2 This broad principal seems to be fully reflected in the adopted policies of the council which are echoed in the formal response following the pre application enquiry.

4 DESIGN

- 4.1 Previously consent was granted for the replacement of the existing corrugated sheeted former potting shed with a more permanent building of block and render construction under a blue slate roof. The intention is to adopt a similar footprint to the formal approval registered under reference 3/2011/0239P but utilising an enhanced design with stone detailing incorporating quoins heads and cills with cement render finish under a blue slate roof.
- 4.2 The building will be single storey in height similar to the adjacent garaging block in its overall scale and proportions. Overall it will measure 14m x 6m with a height to eaves and ridge of 2.38m and 4.23m respectively.
- 4.3 Internally it is intended to provide 2 bedroomed accommodation with both bedrooms being double rooms hence capable of accommodating either a family or more likely 2 couples who would share the accommodation.

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5 ACCESS

- 5.1 Level access can be gained into the building and it is proposed to create off street parking provision within the site although it should be noted that the site is well served by a frequent bus service thereby reducing the need for total dependence on the private car.

July 2012

3201206121



RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Gareth Fort

direct line: 01200 414501

email: gareth.fort@ribblevalley.gov.uk

my ref: RV/2012/ENQ/00129

your ref:

date: July 5th, 2012

Council Offices
Church Walk, Clitheroe
Lancashire BB7 2RA

Tel: 01200 425111
Fax: 01200 414488
DX Clitheroe 15157
www.ribblevalley.gov.uk

Dear Mr Kinder

PRE APPLICATION ADVICE PROPOSED HOLIDAY COTTAGE AT ELKER MEWS

I am writing in response to your request for pre- application advice in respect of the above- named proposal. You are seeking advice on proposals to develop a two bedroom property on land adjacent to Elker Mews, Billington.

In assessing your proposals I have been mindful of the Ribble Valley Districtwide Local plan, in particular Policies G1 in relation to general development control, G5 regarding the settlement strategy, ENV 3 on development in the open countryside, and guidance on rural tourism contained in RT 1.

G1 emphasises the importance of good design, and states that proposals should be sympathetic to existing and planned land uses. Materials used should be appropriate, and the scale and massing of proposals will be important factors in the determination of applications. Highways safety and access considerations will be taken into account.

As the land at Elker mews is outside of a settlement boundary, policy G5 is also relevant. This states that outside of the main settlement boundaries and village boundaries that planning consent will only be granted for *inter alia* small- scale tourism developments appropriate to the rural area.

Policy ENV 3 relates to development in the open countryside. This states that in these areas development should be in keeping with the character of the landscape, and reflect local vernacular, scale, style, features and building materials.

Policy RT1 states that the Council will approve development proposals, which extend the range of tourism and visitor facilities in the Borough subject to the several criteria. These include that the proposal must be physically well related to an existing main settlement or village or to an existing group of buildings.

In assessing your proposal, it is clear that this relatively small- scale development is sympathetic to surrounding land uses as per policy G1. The area is mixed with existing dwellings, and agricultural storage uses. The proposed scale and mass of the building is appropriate in the context of the adjacent cottages, and would not dominate these.

The proposals comply with policy H5, it is a small-scale tourism use, and also with the criteria in RT 1, in particular that the new development relates well to the existing nearby settlements and group of buildings at Elker Mews.

I have consulted with the County Council in respect of this proposal, and will arrange for their response to be sent out as soon as we receive this in respect of the highways, access and parking issues.

In conclusion, and in respect of the above comments, I can see no planning impediments to this proposal in principle.

Please be mindful of the fact that the above advice has been given on the basis of the level of information submitted as part of the pre-application enquiry, which sought guidance on the general principle of development on this site.

I trust that you find the above observations of use and stress that they represent officer opinions only, at the time of writing, given without prejudice to the final determination of any application submitted.

Yours sincerely



Gareth Fort
Pre- planning advice officer

Mr A Kinder
Avalon Town Planning
2 Reedley Business Centre
Redman Road
Burnley
BB10 2TY

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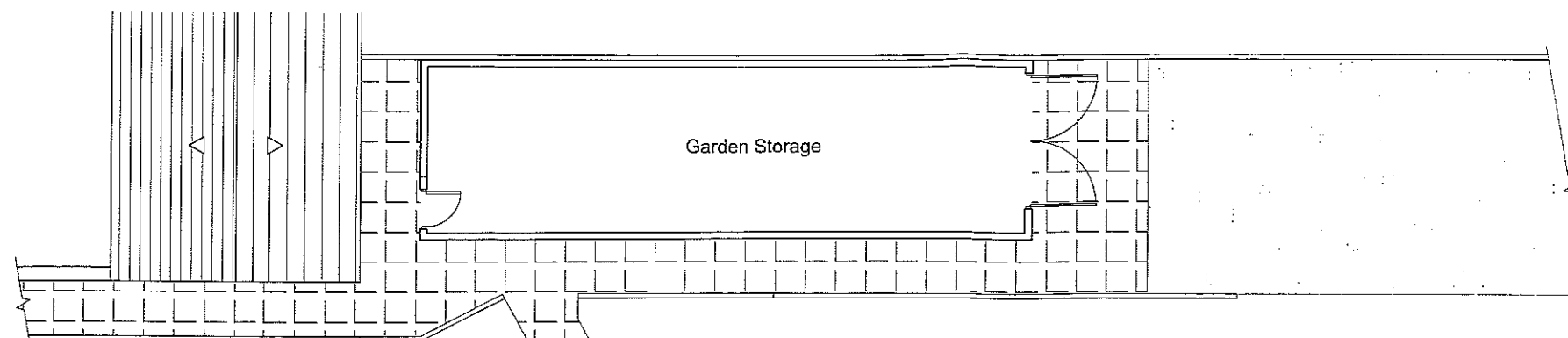
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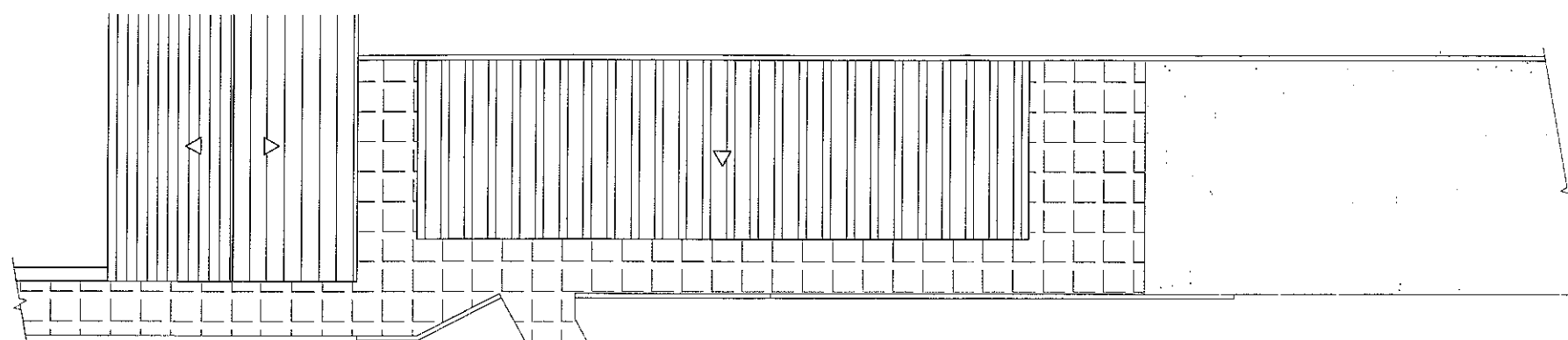
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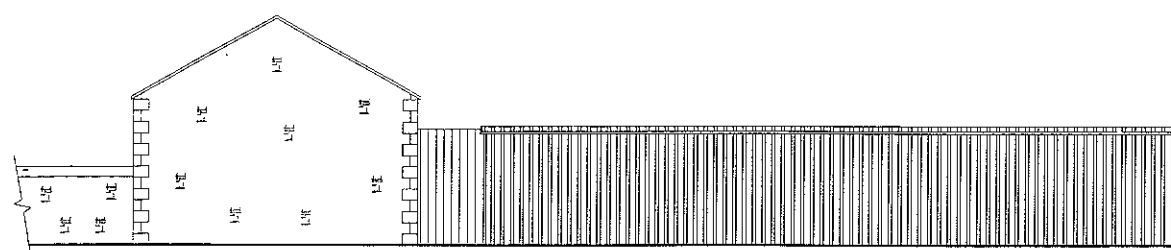
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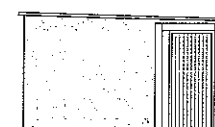
Floor Plan



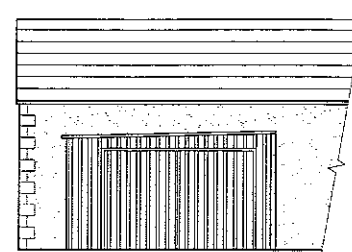
Roof Plan



Front Elevation



Side Elevation



Side Elevation

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Avalon RTS

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EXISTING PLANS & ELEVATIONS

Site: Proposed New Holiday Let,
Garden Area Opposite 3 Elker Mews
Billington
BB7 9NF

Client: Mrs N Clark

Date: 11.06 12

Scale: 1:100 @ A2

Project No: CL/01 Dwg 03

Drawn: NYB

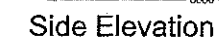
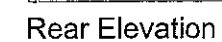
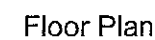
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Site: Proposed New Holiday Let,
Garden Area Opposite 3 Elker Mews
Billington
BB7 9NF

Client: Mrs N Clark

Date: 11 06.12

Scale: 1:100 @ A2

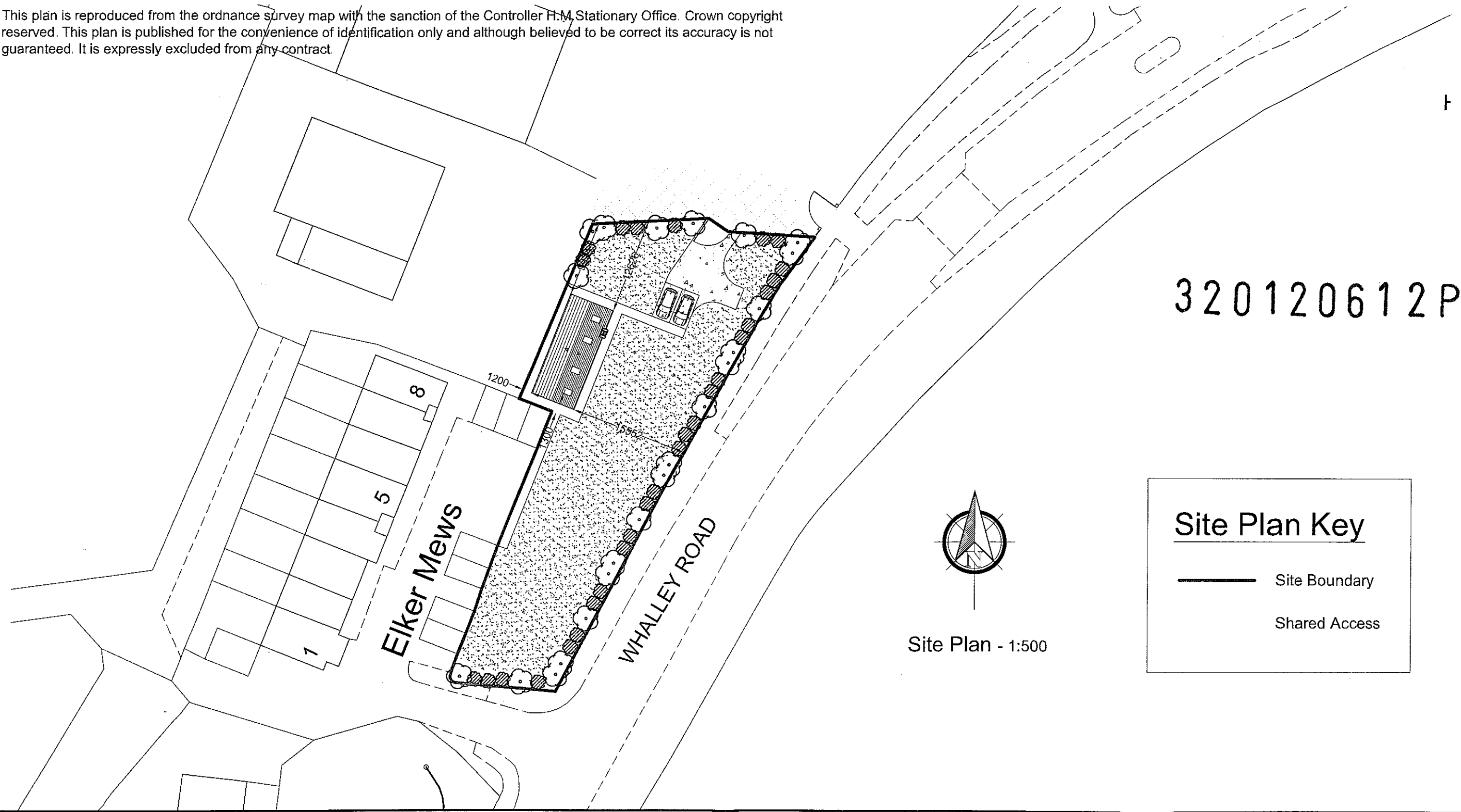
Project No: CL/01 Dwg 04

Drawn: NYB

Amendments:

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Site Plan Key

- Site Boundary
- - - Shared Access

Site Plan - 1:500

SITE PLAN

Site: Proposed New Holiday Let,
Garden Area Opposite 3 Elker Mews,
Billington
BB7 9NF

Client: Mrs N Clark									
Drawn: NYB									
Date: 11.06.12									
Scale: 1:500 @ A3									
Project No: CL/01 Dwg 02									
Amendments:									

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