



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No.

Date received: 20623 P

Fee paid £

Receipt No:

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

Application for Outline Planning Permission with all matters reserved.
Town and Country Planning Act 1990

Publication of applications on planning authority websites

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

AMENDED PLANS RECEIVED

16/7/12

DATE

1. Applicant Name, Address and Contact Details

Title:		First name:		Surname:	
Company name:	Admiral Taverns Limited				
Street address:	c/o Agent				
Town/City:					
County:					
Country:					
Postcode:					
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:					
Fax number:					
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:	Aaron	Surname:	Smith
Company name:	Caldecotte Consultants				
Street address:	Unit A Bourton Business Centre				
	Manor Farm				
Town/City:	Buckingham				
County:	Buckinghamshire				
Country:	United Kingdom				
Postcode:	MK18 7DS				
Telephone number:	Country Code	National Number	Extension Number		
		01280822833			
Mobile number:		07738195763			
Fax number:		01280823333			
Email address:	aaronsmith@caldecottgroup.com				

3. Description of the Proposal

Please describe the proposal:

Outline application with all matters reserved for residential development of 23 dwellings, with access, parking and associated landscaping following demolition of Nos 23 and 25 Old Row

Has the building or works already been carried out? ☐ Yes ☒ No

4. Site Address Details

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

House:		Suffix:	
House name:			
Street address:			
Town/City:			
County:			
Postcode:			

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

Easting:	373787
Northing:	438441

Description:

Land at Nos 23-25 Old Row Barrow Clitheroe

5. 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

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: First name: Surname:

Reference:

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

Details of the pre-application advice received:

See letter in Planning Statement

7. 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

3. Site Area

What is the site area? hectares

9. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					16
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

16

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					5
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Social Rented Housing Total

5

Intermediate Housing - Proposed

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

Proposed Intermediate Housing Total

2

Overall Residential Unit Totals

Total proposed residential units	23
Total existing residential units	0

Market Housing - Existing

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

Existing Market Housing Total

0

Social Rented Housing - Existing

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

Existing Social Rented Housing Total

0

Intermediate Housing - Existing

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

Existing Intermediate Housing Total

0

0. All Types of Development: Non-residential Floorspace

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

☒ Yes ☐ No ☐ Unknown

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	473.0	473.0	0.0	-473.0
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

10. All types of development: non-residential floorspace (continued)

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	0.0	0.0
	Total	473.0	473.0	0.0	-473.0

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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11. 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

12. 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	

13. 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

14. Existing Use

Please describe the current use of the site:

Former restaurant, car park and agricultural land

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. 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

16. 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: Aaron Surname: Smith

Person role: Agent Declaration date: 25/06/2012 ☒ Declaration made

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

17. Declaration

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



Date



on behalf of:

caldecotte CC

site area:

1.128 hectares / 2.786 acres

issued for:

PLANNING

project:

**LAND OFF WHALLEY ROAD
BARROW**

drawing:

LOCATION PLAN

project
number:

5251

drawing
number:

00

north:



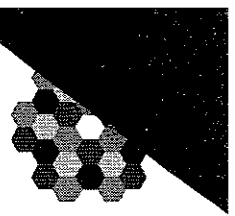
revision:

sursham tompkins est 1961
architectural services & project management



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☒ w: www.surshamtompkins.co.uk

scale: 1:2500 paper size: A4 SA drawn by: 20/06/12 checked: XX/XX/XX date:



Official copy of register of title

Title number LA834002

Edition date 12.04.2012

- This official copy shows the entries on the register of title on 12 JUL 2012 at 15:56:58.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 12 Jul 2012.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1-A *guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry, Fylde Office.

A: Property Register

This register describes the land and estate comprised in the title.

LANCASHIRE : RIBBLE VALLEY

- 1 (23.12.1998) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Dog and Partridge Hotel, 23 -25 Old Row, Barrow, Clithero (BB7 9AZ).
- 2 (09.08.2000) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (19.08.2005) PROPRIETOR: ADMIRAL TAVERNS LIMITED (Co. Regn. No. 5438628) of Milton Gate, 60 Chiswell Street, London EC1Y 4AG.
- 2 (19.08.2005) A Transfer dated 7 June 2005 made between (1) Avebury Properties Limited and (2) Admiral Taverns (Cygnets) Limited contains purchasers personal covenants.
NOTE: Copy filed under BD68520.
- 3 (11.01.2010) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 17 November 2009 in favour of Lloyds TSB Bank PLC referred to in the Charges Register.
- 4 (11.01.2010) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 17 November 2009 in favour of Admiral Taverns Bidco

B: Proprietorship Register continued

Limited referred to in the Charges Register.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (23.12.1998) Such part of the land (if any) as may be affected thereby is subject to a yearly rentcharge of £17. 0s. 4 d. created by a Conveyance dated 1 May 1823 made between (1) Robert Whalley (2) James Taylor and others and (3) Richard Holden. The said Deed contains covenants.

NOTE: Copy Conveyance filed.

- 2 (11.01.2010) REGISTERED CHARGE dated 17 November 2009 affecting also other titles.

NOTE: Charge reference MS400020.

- 3 (11.01.2010) Proprietor: LLOYDS TSB BANK PLC (Co. Regn. No. 2065) of 25 Gresham Street, London EC2V 7HN.

- 4 (11.01.2010) REGISTERED CHARGE dated 17 November 2009 affecting also other titles.

NOTE: Charge reference MS400020.

- 5 (11.01.2010) Proprietor: ADMIRAL TAVERNS BIDCO LIMITED (Co. Regn. No. 7052594) of 150 Aldersgate Street, London EC1A 4EJ.

- 6 (11.01.2010) The proprietor of the Charge dated 17 November 2009 in favour of Lloyds TSB Bank PLC referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

- 7 (11.01.2010) The proprietor of the Charge dated 17 November 2009 in favour of Admiral Taverns Bidco Limited referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

End of register

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These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from Land Registry.

Additional references, which are not referred to in the register of title, may appear on the title plan in respect of any pending applications.

This official copy is issued on 12 July 2012 shows the state of this title plan on 12 July 2012 at 15:56:58. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 7 - *Title Plans*.

This title is dealt with by the Land Registry, Fylde Office.

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istry
copy of

Title number **LA834002**
Ordnance Survey map reference **SD7338SE**
Scale **1:1250**
Administrative area **RIBBLE VALLEY**



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