



RIBBLE VALLEY
BOROUGH COUNCIL

23 JUL 2012

FOR THE
ATTENTION OF

For office use only

Application No: 3/2011/20659P

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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title: Mrs First name: Catherine
Last name: Dixon
Company (optional):
Unit: House number: House suffix:
House name: Pickering Fold Farm
Address 1: Bezza Lane
Address 2: Balderstone
Address 3:
Town: Blackburn
County: Lancashire
Country: England
Postcode: BB2 7LQ

2. Agent Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

3. Description of the Proposal

Please describe the proposed development, including any change of use:

Re-submission of Planning Application 3/2011/1068/P
Car Park Balderstone - Re-location of Vehicle Entrance/Exit

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

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☐ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix: House name: LAND OPPOSITE BALDERSTONE SCHOOLAddress 1: COMMONS LANEAddress 2: BALDERSTONEAddress 3: Town: BLACKBURNCounty: LANCASHIREPostcode (optional):

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

Easting: 362 576 Northing: 432263

Description:

RE-SUBMISSION OF APPLICATION
3/20/10/1068/P REQUESTING RE-LOCATION
OF VEHICLE ENTRANCE GATES**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)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

MICHAEL THORPE

Reference:

RV/2010/ENR/0020 || E-mail from G. THORPE
13 JULY 2012Date (DD/MM/YYYY):
(must be pre-application submission)16-12-201012-12-2011Details of pre-application advice received? 13-07-2012ADVISED TO RE-SUBMIT WITH
DETAILS OF MODIFICATION NOW
REQUESTED i.e. RE-LOCATION OF
VEHICLE ENTRANCE/EXIT**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)

RE-LOCATION OF VEHICLE
ENTRANCE /EXIT
DRAWING N°**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:

OIL SEPARATOR - APPROVED FEB 2012

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

☐ Yes ☒ No

If Yes, please provide details:

8. Authority Employee / MemberWith 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

If Yes, please provide details of the name, relationship and role

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls			☒	☐
Roof			☒	☐
Windows			☒	☐
Doors			☒	☐
Boundary treatments (e.g fences, walls)	AS APPROVED MAY 2011 and FEB 2012		☐	☐
Vehicle access and hard-standing	AS APPROVED MAY 2011 and FEB 2012 ~~RE-LOCATED~~ RE-LOCATION OF VEHICLE ENTRANCE/EXIT		☐	☐
Lighting			☒	☐
Others (please specify)			☒	☐

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:

BALDERSTONE CAR PARK DRAWING JP/TM/3414
BALDERSTONE CAR PARK MAP JP/CB/3320/B
BALDERSTONE CAR PARK DESIGN and ACCESS STATEMENT

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	0	36	36
Light goods vehicles/ public carrier vehicles	0	0	0
Motorcycles	0	3	3
Disability spaces	0	3	3
Cycle spaces	0	4	4
Other (e.g Bus)	0	0	0
Other (e.g Bus)	0	0	0

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

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

N/A

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 a 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 ☒ Existing watercourse
☐ Soakaway ☐ Pond/lake
☐ Main sewer

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:

AGRICULTURAL LAND
 PLANNING APPROVAL GRANTED MAY 2011 and
 FOR A CAR PARK FEB 2012

Is the site currently vacant? ☐ Yes ☒ No

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

When did this use end (if known)?

DD/MM/YYYY (date where known may be approximate)

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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes☒ No**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total proposed residential units (A+B+C+D)=**Existing Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total existing residential units (E+F+G+H)=**TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):**

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

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐	0	0	0	0
Net tradable area:	☐	0	0	0	0
A2 Financial and professional services	☐	0	0	0	0
A3 Restaurants and cafes	☐	0	0	0	0
A4 Drinking establishments	☐	0	0	0	0
A5 Hot food takeaways	☐	0	0	0	0
B1 (a) Office (other than A2)	☐	0	0	0	0
B1 (b) Research and development	☐	0	0	0	0
B1 (c) Light industrial	☐	0	0	0	0
B2 General industrial	☐	0	0	0	0
B8 Storage or distribution	☐	0	0	0	0
C1 Hotels and halls of residence	☐	0	0	0	0
C2 Residential institutions	☐	0	0	0	0
D1 Non-residential institutions	☐	0	0	0	0
D2 Assembly and leisure	☐	0	0	0	0
OTHER <i>CAR PARK</i>	☐	0	0	2000	2000
Please Specify	☐				
Total		0			

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
<i>PARKING</i>				☒

21. Site AreaPlease state the site area in hectares (ha) *2000 sq metres*

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

20/7/2012

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

--

Name of Owner	Address	Date Notice Served

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

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

--

--

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

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

--

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

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

25. 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

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

20/7/2012

(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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:

☒ The correct fee: N/A ☐

The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

☒ The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details): ☒

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

☒ The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☒
☒ The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings): ☒

27. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

20/7/2012

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

30. 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)

☐ Agent☒ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

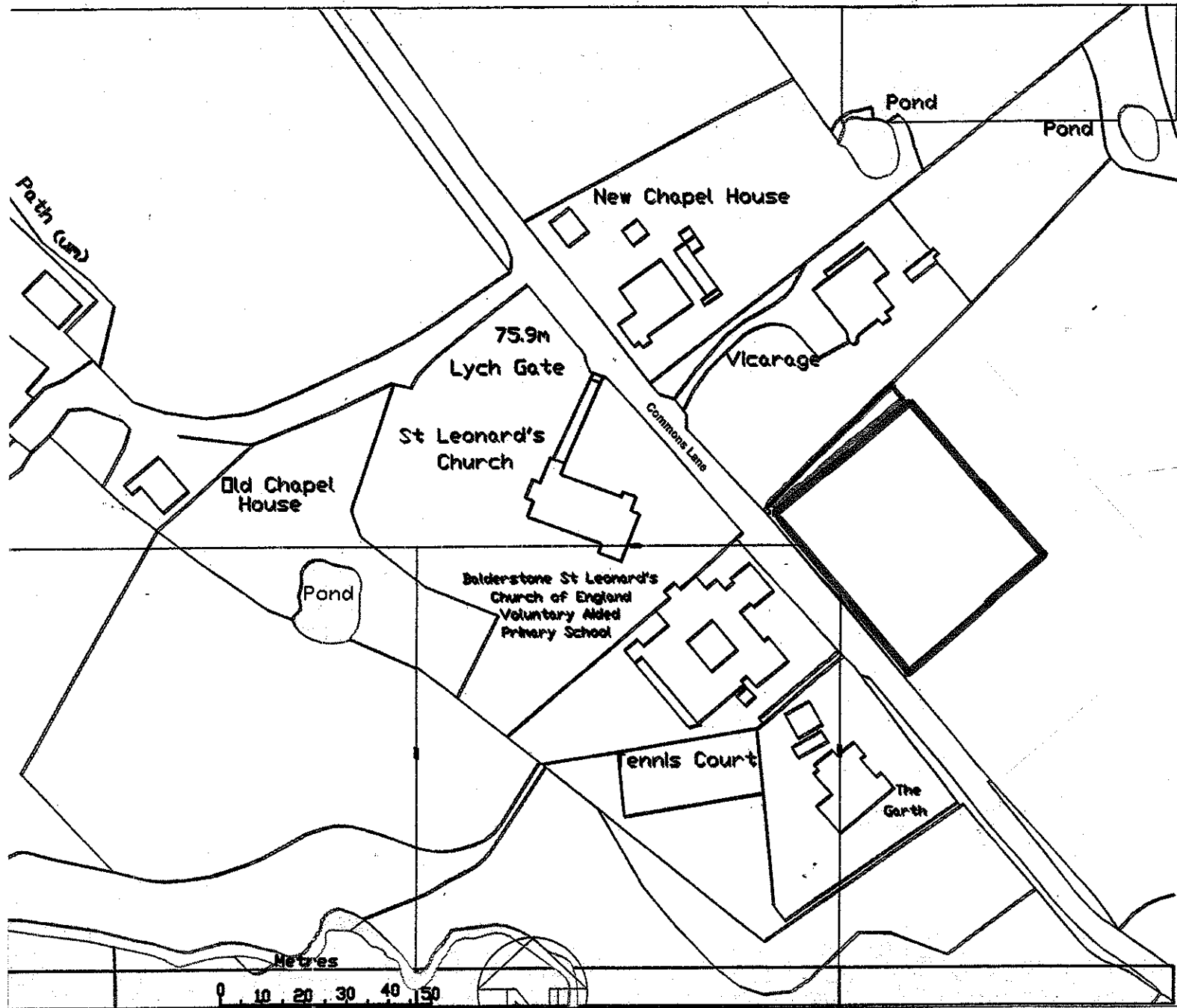
Contact name:

Telephone number:

Email address:

Balderstone Car Park Map Ref JP/CB/3320/B

10/07/2012



320120659P

Design and Access Statement

**Information in support of a
Re-submission
of Planning Application No 3/2011/1068/P**

**for formation of a new car park
at**

**land directly opposite Balderstone School
Commons Lane
Balderstone
Blackburn
BB2 7LL**

**Catherine Dixon
Pickering Fold Farm
Bezza Lane
Balderstone
Blackburn
BB2 7LQ**

July 2012

Re-submission of Planning Application No 3/2011/1068/P

RE-LOCATING THE VEHICLE ENTRANCE / EXIT

CAR PARK - COMMONS LANE, BALDERSTONE

Proposal for minor modification of planning approval

Re-locate the vehicle entrance / exit to a new position 8 m northwest of the previously approved position.

Please refer to the modified drawing Ref No JP/JM/3414/b

Background information

Since the Planning Application was submitted in December 2011 and approved in February 2012, it has been ascertained that a BT cable duct runs at a shallow depth in the grass verge at the edge of the highway along the frontage of the car park plot. A BT manhole is also present in this part of the verge.

Taking account of the level of the adjacent highway, and the required depth of excavation and installation of a 300 mm depth of sub-base stone for the vehicle entrance, it is not possible to provide sufficient protection from the loading caused by vehicles entering and exiting the car park, without lowering the cable duct.

The process of "slewing and lowering" of the cable duct (gradual change in depth of the cable duct at each end of the section requiring increased depth ie the full width of the entrance) cannot be achieved without a shift of the vehicle entrance of 8 m, because of the presence of the manhole.

It is for the above reasons that this request for a re-location of the vehicle entrance is made.

The LCC Highways Engineer (Mr Hornby) visited the site on 13 July 2012 and expressed his satisfaction with the proposal to shift the entrance / exit by 8 m in the northwest direction, taking account of the factors referred to above.

Information Presented in the Original Design and Access Statement

Process

This planning application follows a previous attempt in 2003/2004 to obtain planning permission for an off-road car park, which was rejected by the RVBC Planning Committee, despite having the backing of the RVBC Planning Department and Lancashire County Council Highways Department.

The Parish Plan published jointly in 2008 by Balderstone and Osbaldeston Parish Councils identified "severe congestion" on Commons Lane in the vicinity of Balderstone Church and Balderstone School with a follow-up ACTION: "Liaise with Balderstone School Governing Body and Balderstone Church Parochial Church Council re the creation of off-road parking".

This application is submitted by Balderstone St Leonard's Church Parochial Church Council in order to address the serious traffic congestion and disruption to the flow of traffic caused by traffic associated with church services and also by the day-to-day operation of the school. The design of the car park has taken into account the views of both potential users and local residents.

Two pre-application meetings have been held with Mr Martin Nugent (LCC Highways Officer for Ribble Valley area) and he has indicated his satisfaction with the proposed location, design and layout of the car park.

The planning application has also benefited from advice given by RVBC Planning Department staff.

Pre-application discussions with local police officers, Parish Councillors, the Headteacher at St Leonard's School and with School Governors, have in each case confirmed the strong level of support for the proposed car park.

In June 2010 the church held a meeting and issued questionnaires to attendees. Of the 49 responses obtained following the meeting, 94% were in support of the creation of a car park.

Appearance

The appearance of the car park from the road will not be dissimilar from the existing elevation from the road. However, some changes are necessary to provide adequate visibility for motorists entering and exiting the site. The existing hedgerow will be removed and set 3.8m away from the carriageway, with low growing soft planting in front of the hedge line, and with a grass verge up to the carriageway to discourage parking on this area. The hedgerow will have a maximum height of 1.2m to ensure good visibility at all times.

The car park will have a high quality black tarmac surface laid on a base complying with industry standards. The car park will also benefit from timber gates at the entrance and exit to the car park, for security reasons.

Surface water disposal will be achieved by surface gradients of approximately 1 in 60 in a direction perpendicular to Commons Lane, taking water to a channel drain and drainage system and finally through a contaminant separator, prior to discharge to the stream near Bowfield Lane.

The car park has been designed to comply with appropriate national guidelines, with an emphasis on user-convenience and safety, as opposed to maximising the number of parking spaces per sq m.

Risk Assessment considerations have influenced the design in several ways, a small number of examples being: no raised kerbs other than around the perimeter so as to minimise unsightly areas of debris collection; footpaths within the car park; footpaths at the same level as the parking areas so as to minimize trip hazards; gate and barrier close to highway at pedestrian exit; contaminant separator prior to discharge of surface water to stream.

Siting

The proposed car park is ideally located, being directly across the road from the corner of the churchyard and directly opposite the school.

There is simply no other suitable location for a car park.

The pedestrian exit will be from a 1.2m path around three sides of the perimeter of the car park. The pedestrian exit is directly opposite a path leading to both the churchyard and the school. A hedge barrier between the pedestrian exit gate and the highway will minimise the risk of children running onto the road.

Landscaping

In addition to the relocation of the hedgerow on Commons Lane, the boundary on the other three sides of the car park will have a new hedge (matching the existing hedges) and stock-proof fencing on two of these sides. A local natural tree will be planted in each of the remote corners of the car park, blending into the natural environment and the tree-lined lane. The new hedges and trees will help to minimise the visual impact of the car park on the landscape.

Use

Services at St Leonard's Church and the day-to-day functioning of the school, each cause serious congestion on Commons Lane and disruption to the flow of traffic. One example of this is that in 2010 the local service bus could not get past parked vehicles and had to turn around and take a different route. If this had been an emergency vehicle it could have had devastating

consequences. There has also been a case of a hearse not being able to proceed along Commons Lane due to congestion, which was very upsetting for the family of the deceased.

St Leonard's School Balderstone is a thriving school with approximately 100 pupils on the register. In 2007 LCC withdrew the school bus which means that children are brought to and collected from school by their parents / guardians. This causes severe congestion on Commons Lane with vehicles parked not only all the way along the level stretch of road but also around the bend to the foot of a hill more than 100 metres away. There is in excess of 20 staff currently working at the school and only a parking provision for approximately 6 cars on the school forecourt.

The proposed car park will be used by both the church and the school and will significantly reduce the number of parked vehicles on Commons Lane and create a much safer environment for both children and adults. It will also ensure a smooth flow of traffic and eliminate instances where larger vehicles such as buses, lorries and emergency vehicles are simply unable to proceed.

The car park will have a one-way system with the entrance and exit locations carefully chosen to maximise driver visibility.

The proposed layout of the car park can be seen on the attached drawings. Reference JP/CB/3307/a

Scale

The 0.5 acre rectangular plot has a 48.5 m frontage and 42 m depth. It will provide 3 disabled parking spaces in close proximity to both the entrance of the car park and pedestrian exit, with a further 40 parking spaces and an area for parking of cycles and motor cycles. The proposed vehicle parking spaces (2.7m x 4.8m) are wider than specified in the Manual for Streets Guidelines and also the majority are offset by an angle of 25 degrees in order to maximise user convenience.

Access

Vehicular access to the car park will be direct from Commons Lane. There is adequate room on site for the turning and manoeuvring of vehicles and room for emergency services if they were ever required on site.

DesAccessStat July12

320120659P

PROPOSED CAR PARK AT BALDERSTONE

SURFACE WATER DISPOSAL AND DRAINAGE SYSTEM DETAILS

surfacewaterdisposalsystem

320120659 P

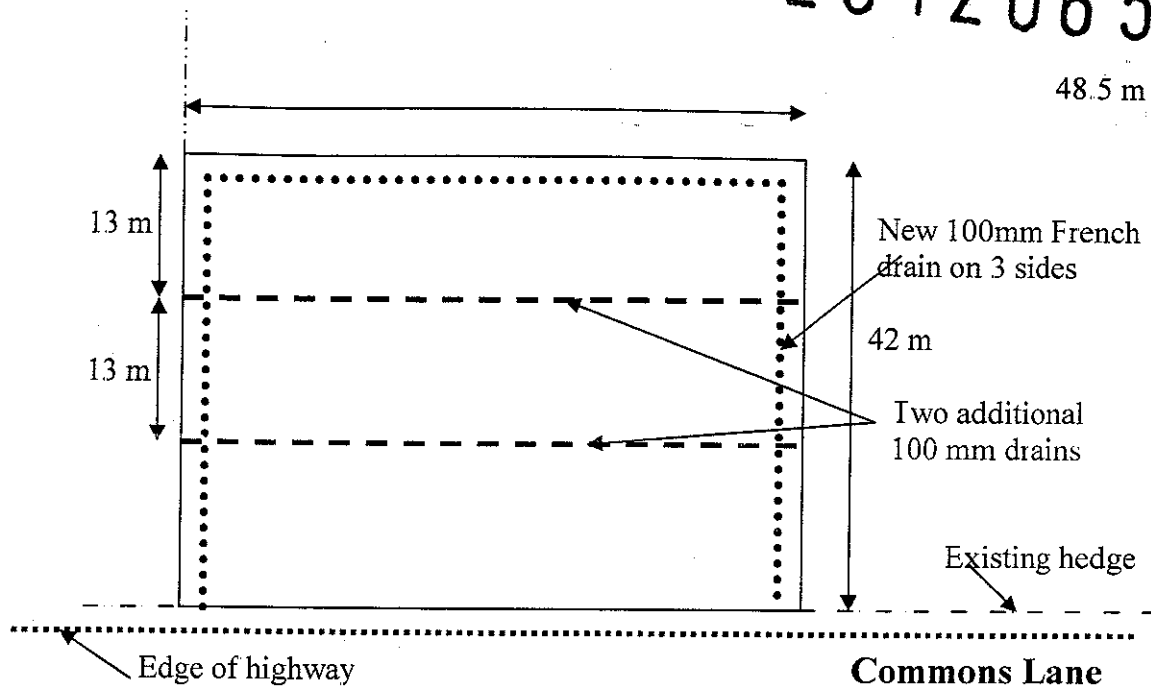


**Figure 4 New French Drain on Perimeter
And Additional Drains**

Fig4TechSpec

320120659P

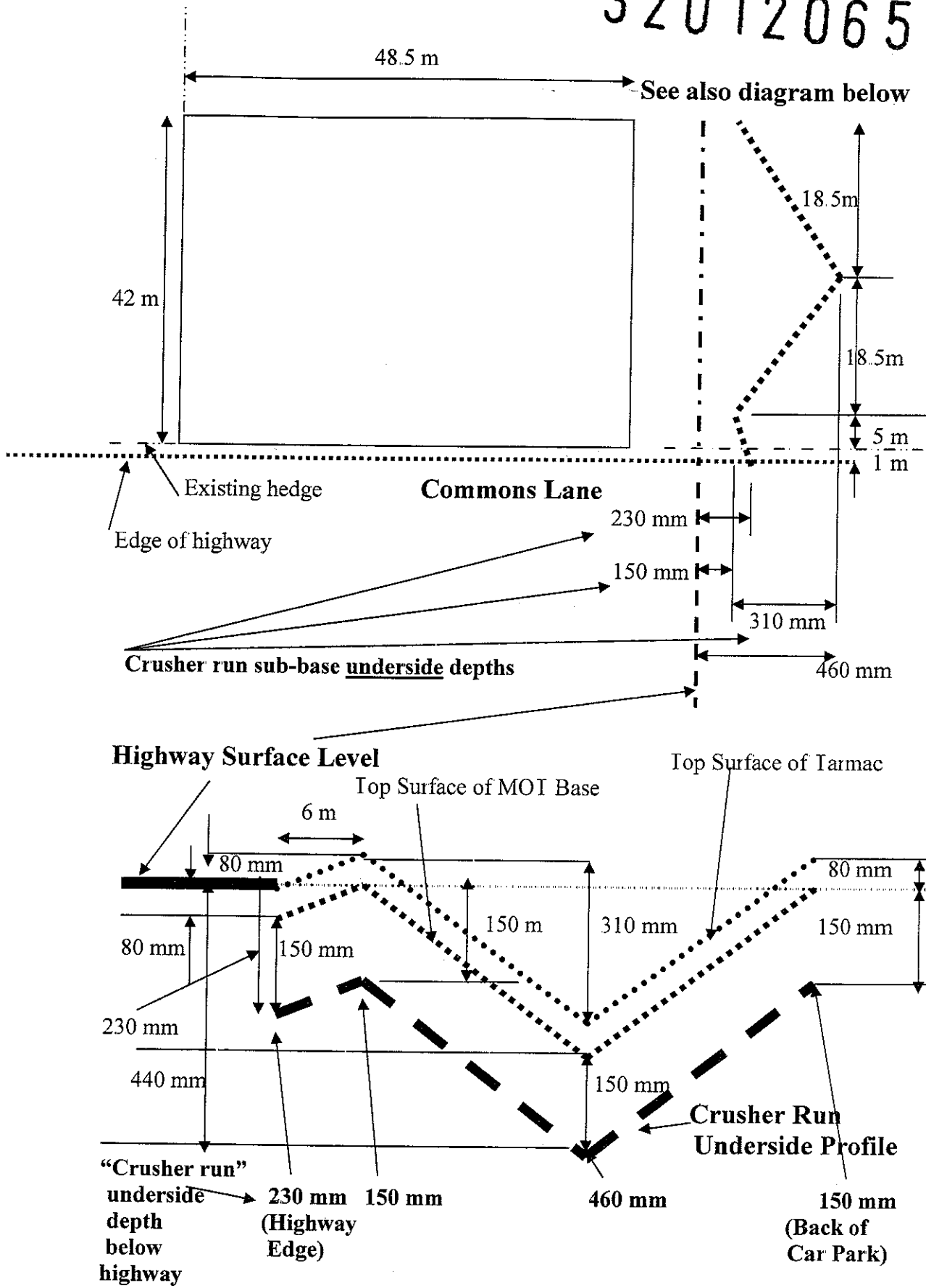


Figure 5 (b) Crusher Run Depths Profile
Sub-base & Tarmac Top Surfaces also shown

Fig5TechSpec

320120659 P

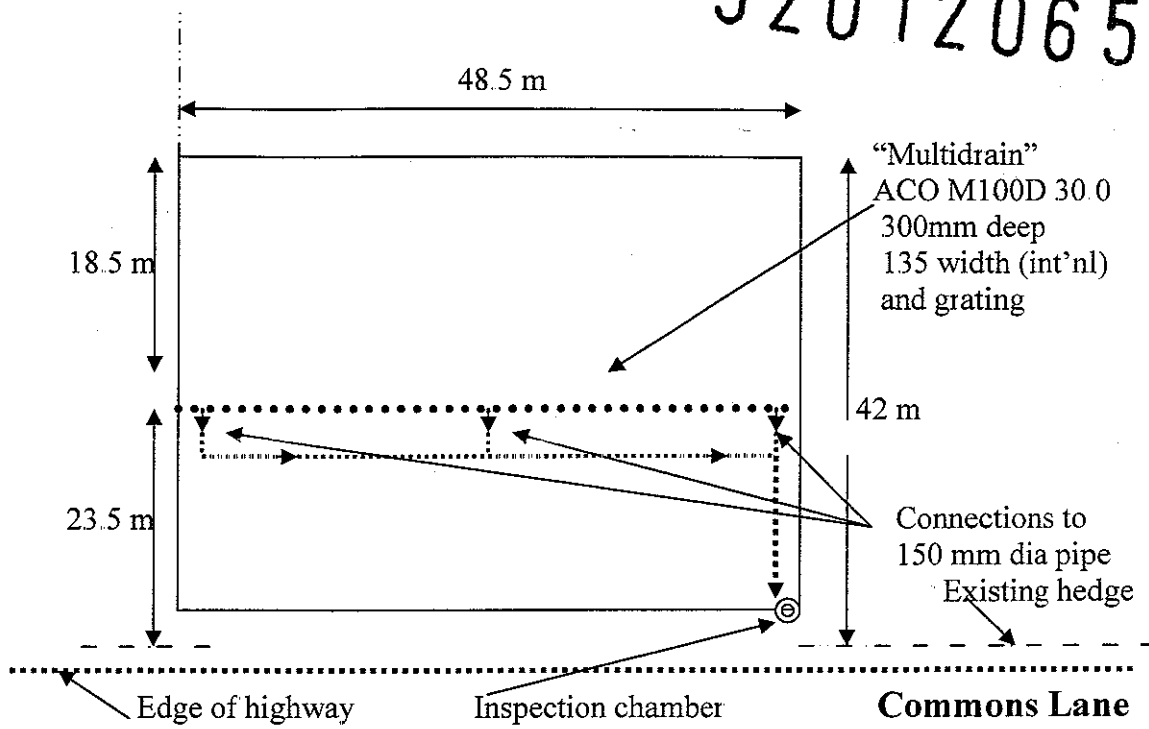


**Figure 7 Linear Drain with Continuous Grating
and 150 mm dia Discharge Pipe
and Inspection Chamber**

Fig7TechSpec

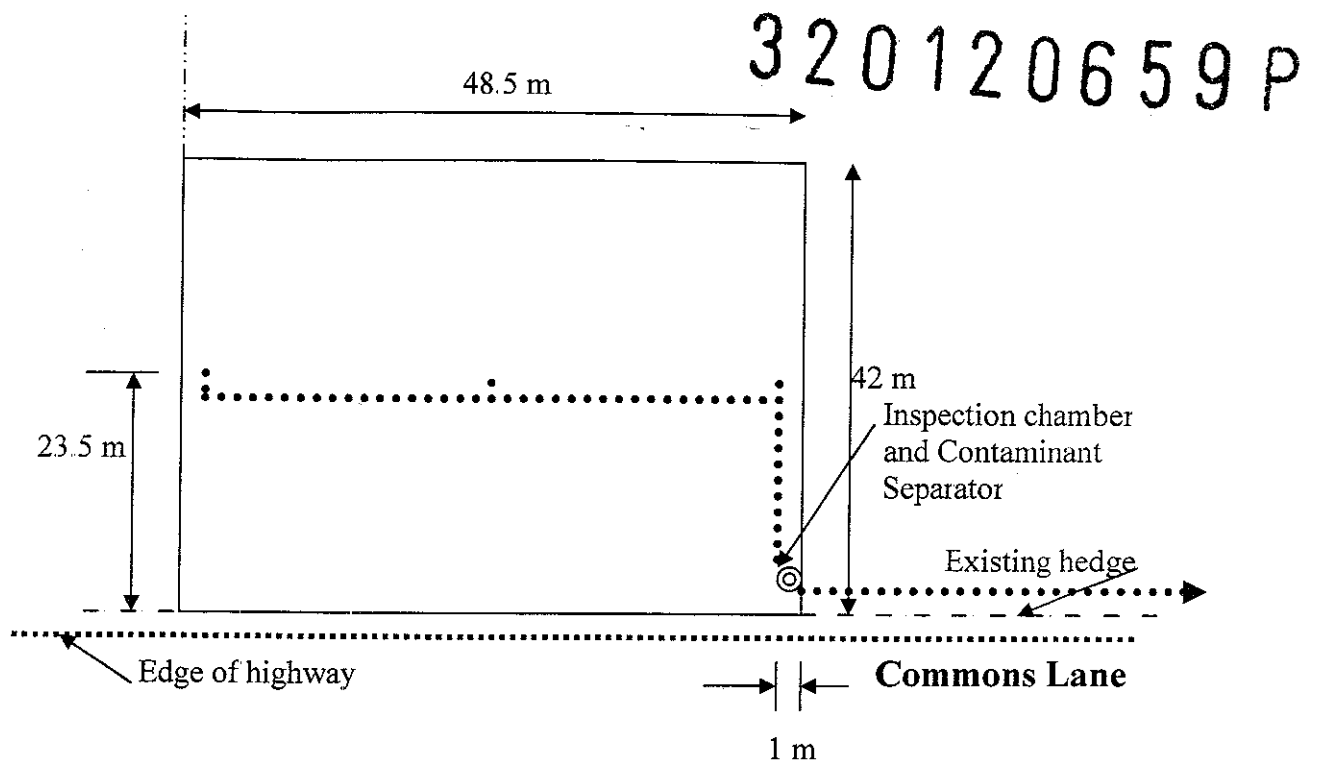
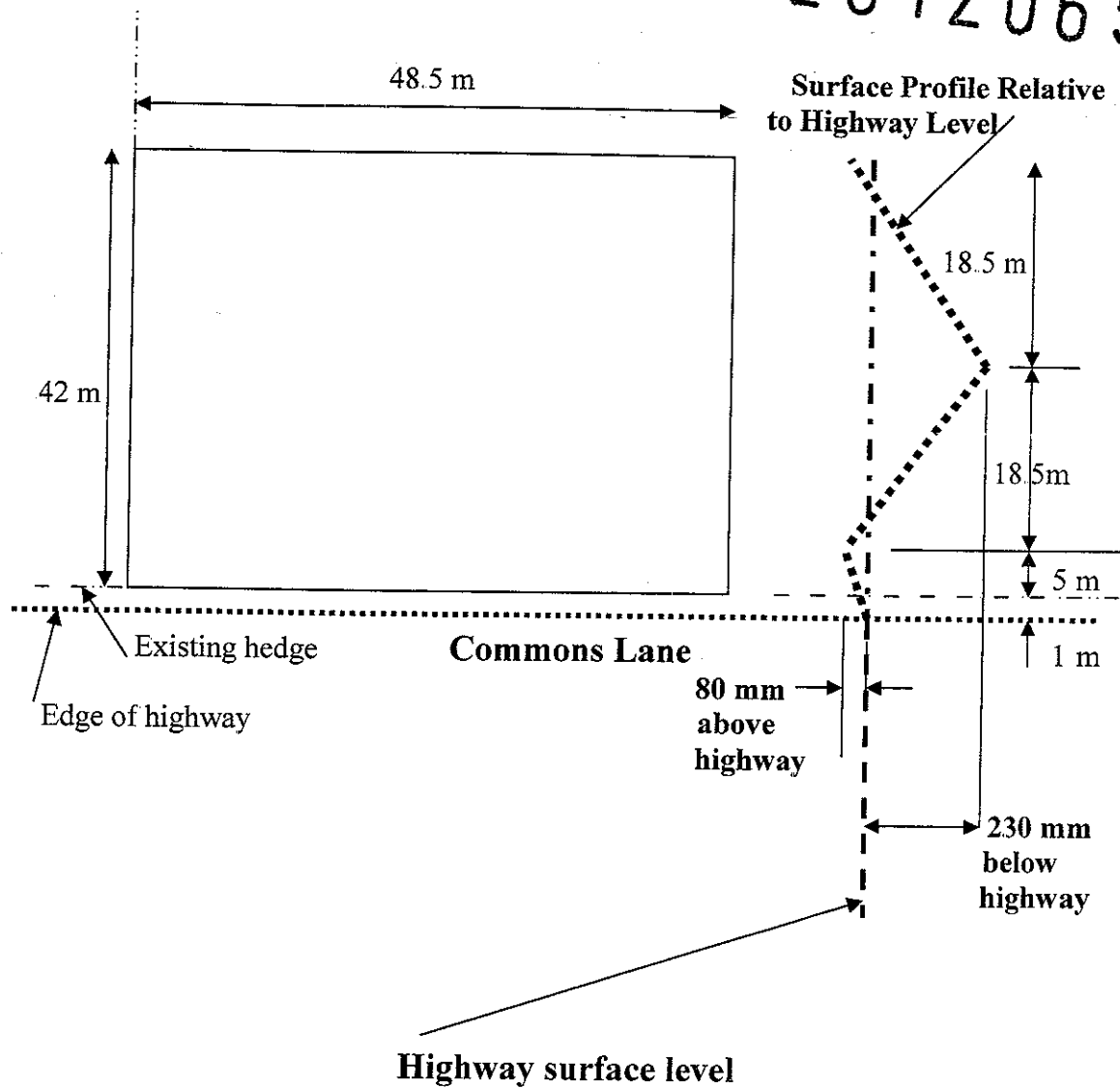


**Figure 8 Surface Water Discharge Pipe
to Bowfield Lane Stream**

Fig8TechSpec

320120659P



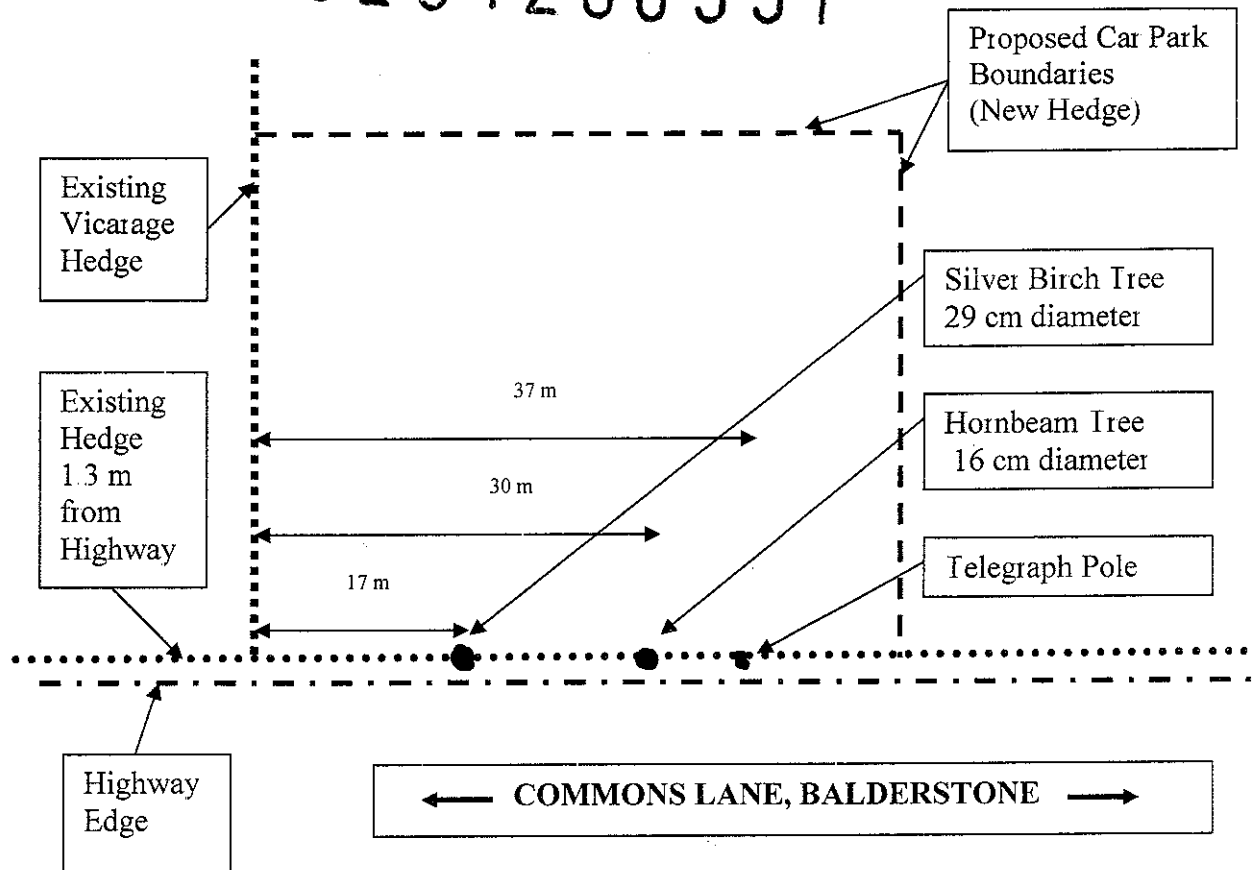
See also Figure 5
for further details of tarmac surface,
sub-surface and excavation levels

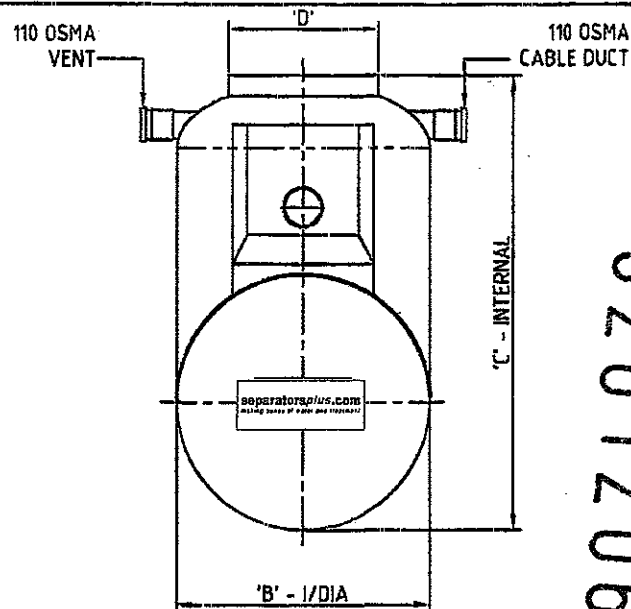
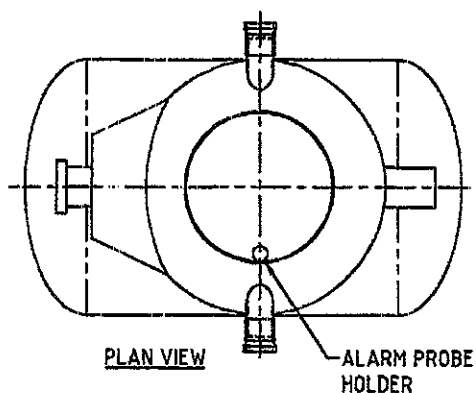
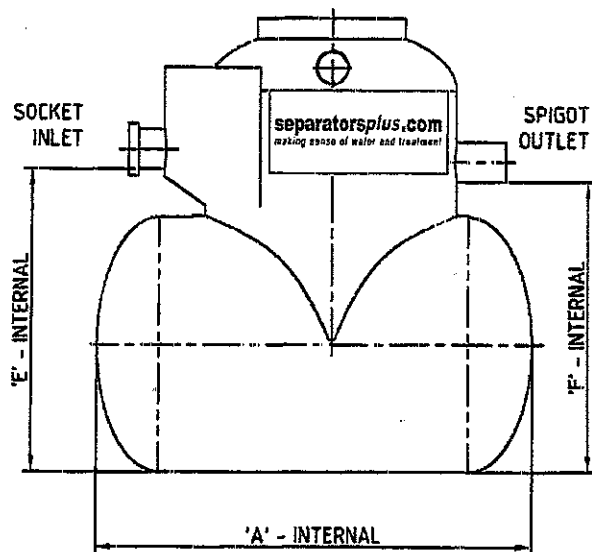
Figure 9 Final Tarmac Surface Profile

Fig9TechSpec

EXISTING SITE
ON WHICH PROPOSED CAR PARK WOULD BE CONSTRUCTED
COMMONS LANE, BALDERSTONE

320120659P





IMPORTANT NOTE

DUE TO THE COMPACT DESIGN AND EASE OF INSTALLATION, SEPARATORS ARE NOW SUPPLIED AS STANDARD WITH AN IN LINE CONFIGURATION.

PIPE SIZE VARIANTS

100, 150, 225 PVC

300, 375 GRP

TANK CODE	DIM - A	DIM - B	DIM - C	DIM - D	DIM - E	DIM - F
SPCNSB4.5S-21	1785	1026	1825	600	1220	1170

THIS DRAWING IS SENT IN CONFIDENCE AND MUST NOT BE COPIED, USED OR DISCLOSED TO THIRD PARTIES WITHOUT OUR PERMISSION. IT REMAINS OUR PROPERTY AND MUST BE RETURNED ON REQUEST

separatorsplus.com
making sense of water and treatment

Separatorsplus.com
Newbridge Industrial Estate, Pitt Street
Keighley, England BD21 4PQ
Tel: +44 845 600 3572
E-mail: info@separatorsplus.com

TITLE:

Bypass Separator Class 1 Range

DRAWING NO: SPCNSB4.5S-21

DRAWN BY: RU

CHECKED: JW

DATE DRAWN: 01.07.05

REVISION: 2

File Ref: -

NOTES:

1. PRODUCT INFORMATION

The range of light liquid separators is produced from high grade GRP. Inlets are provided as sockets and outlets as spigots. Connections may be made by steel-banded flexible couplings, nitrile seal joints, rope-seal and mortar or any other appropriate jointing method. Ventilation specifications should be in accordance with Local Authority requirements. Vent pipework from multiple chambers must never be manifolded below ground level.

2. PERFORMANCE CHARACTERISTICS

Separators are based on the requirements stated in European Standard EN858-1 and Environment Agency guideline PP63, in particular:-

a. The nominal size has been established from performance tests where the residual oil at the outlet is less than 5mg/l for class 1 separators and less than 100mg/l for class 2 separators.

3. MAINTENANCE AND USE

It is important to recognise that light liquid separators require regular maintenance. The period between maintenance operations can vary depending on the location and use of the separator, therefore routine inspections shall be undertaken at least every six months and a log maintained of inspection date, depth of oil, depth of silt and any cleaning that is undertaken.

An **Oil Alarm** should be fitted to every separator to give automatic warning that the light liquid capacity has been reached.

Access to the separator should be kept clear and not used for storage.

4. PRODUCT DEVELOPMENT

In line with our policy of constant improvement and development, we reserve the right to change specification without prior notice.

320120659P

3 2012 0659P

Pickering Fold Farm
Bezza Lane
Balderstone
Blackburn
BB2 7LQ

Tel 01772 877289
e-mail cath@dixondrainage.co.uk

Mr J Macholc
Chief Planning Officer
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA
25 July 2012

Dear Mr Macholc

**Further information relating to Re-submission of
Planning Application No 3/2011/1068P
for Car Park at Commons Lane, Balderstone**

Please find enclosed three copies of documentation in respect of each of the Conditions relating to the above Planning Approval:

- Condition No's 3 and 4 (Landscaping)
- Condition No 6 (Car Park Surface and Marking of Spaces)

Should any further information be required, I will be pleased to oblige.

I trust that this information will avoid the necessity to apply conditions re the above aspects to the re-submission application submitted on 23 July, when this re-submission is hopefully approved.

Yours sincerely



(Mrs) Catherine Dixon

Letterrvcplapp25Jul2012

Car Park Commons Lane Balderstone
Planning Approval No 3/2011/1068P Re-submission July 2012
PROPOSED SHRUB PLANTING AND HEDGES
Condition Nos 3 and 4

See diagrams for proposed layout of shrubs

4 m x 1.5 m Planted Areas

Lavendula Hidcote	Code 1
Euonymus Silver Queen	Code 2
Cotoneaster Coral Beauty	Code 3

Corner Planted Areas

Betula Youngii (Tree)	Code 10
Ceanothus Repens	Code 11
Euonymus Silver Queen	Code 2
Cotoneaster Coral Beauty	Code 3
Senecio Sunshine	Code 13
Prunus Otto Luyken	Code 14
Hebe Albicans	Code 12

Roadside Planted Areas

Ceanothus Repens	Code 11
Cotoneaster Salicifolia Repens	Code 17
Cotoneaster Skogholm	Code 16
Euonymus Silver Queen	Code 2
Cotoneaster Coral Beauty	Code 3
Euonymus Radicans	Code 18
Hebe Albicans	Code 12

Total area shrub planting area approx 180 sq m

Shrub planting at approx 4 shrubs per sq m – in excess of 700 shrubs

Hedges

Mixture of hawthorn and blackthorn, planted in accordance with current good agricultural practice and DEFRA guidelines

See also Drawing No JP/JM/3414/b submitted with Planning Application July 2012.

J M
July 2012

shrubplantingJuly2012

Roadside Shrub Planting

- 11 Ceanothus Repens
- 16 Cotoneaster Skogholm
- 17 Cotoneaster Salicifolia Repens
- 2 Euonymus Silver Queen
- 3 Cotoneaster Coral Beauty
- 18 Euonymus Radicans
- 12 Hebe Albicans

Three 6 m frontage x 2.5 m deep shrub beds as below **(Bed A)**

17	17	17	17	17	17	17	17	17	17	17	17
18	18	18	18	18	18	18	18	18	18	18	18
16	16	16	16	16	16	16	16	16	16	16	16
3	3	3	3	3	3	3	3	3	3	3	3
12	12	12	12	12	12	12	12	12	12	12	12

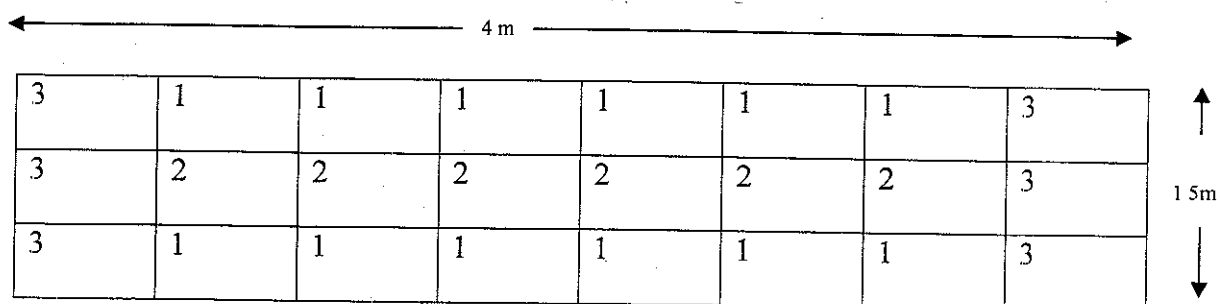
Three 6 m frontage x 2.5 m deep shrub beds as below **(Bed B)**

2	2	2	2	2	2	2	2	2	2	2	2
2	2	2	2	11	2	2	11	2	2	2	2
2	2	2	11	11	2	2	11	11	2	2	2
2	2	11	11	11	11	11	11	11	11	2	2
11	11	11	11	11	11	11	11	11	11	11	11

Bed A	Bed B	Bed A	Bed B							Bed A	Bed B
-------	-------	-------	-------	--	--	--	--	--	--	-------	-------

Car Park
Entrance/Exit

Car Park Perimeter – Three Separate Shrub Areas – (each 4 m x 1.5 m)



3	1	1	1	1	1	1	3
3	2	2	2	2	2	2	3
3	1	1	1	1	1	1	3

1. Lavendula Hidcote
2. Euonymus Silver Queen
3. Cotoneaster Coral Beauty

Corner Shrub Planted Area

North West Corner

- 3 Cotoneaster Coral Beauty
- 10 Betula Youngii (Tree)
- 11 Ceanothus Repens
- 12 Hebe Albicans
- 2 Euonymus Silver Queen
- 14 Prunus Otto Luyken

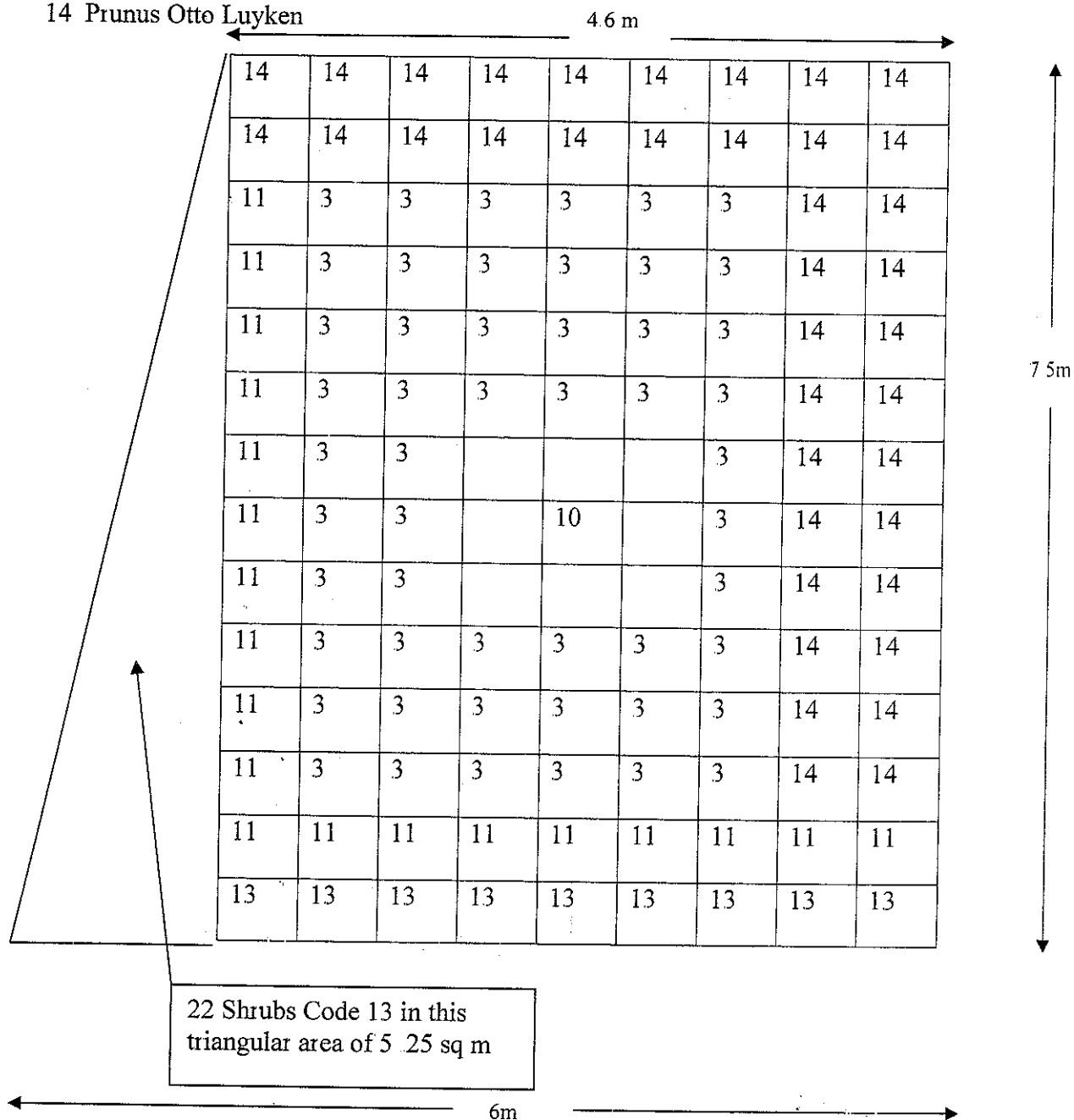
The diagram shows a corner shrub planted area with a width of 6m and a depth of 8m. A 4m dimension is also indicated at the bottom. The area is divided into a grid of cells, each containing a number representing the count of a specific plant species. The grid is 12 rows high and 12 columns wide, with some cells missing in the bottom right corner.

14	14	14	14	14	14	14	14	14	14	12	12
14	14	14	14	14	14	14	14	14	14	12	12
14	14	2	2	2	2	2	2	2	2	12	12
14	14	2	3	3	3	3	3	11	2	12	12
14	14	2	3	3	3	3	3	11	2	12	12
14	14	2	3	3	3	3	3	11	2	12	12
14	14	2	3				3	11	2	12	12
14	14	2	3		10		3	11	2	12	12
14	14	2	3				3	11	2	12	12
14	14	2	3	3	3	3	3	11	2	12	12
14	14	2	3	3	3	3	3	11	2	12	
14	14	2	3	3	3	3	3	11	12	12	
14	14	2	11	11	11	11	11	11	12		
14	14	2	2	2	2	2	2	2	12		
12	12	12	12	12	12	12	12				
12	12	12	12	12	12	12	12				

Car Park Rear Corner Shrub Area

North East Corner

- 3 Cotoneaster Coral Beauty
- 10 Betula Youngii (Tree)
- 11 Ceanothus Repens
- 13 Senecio Sunshine
- 14 Prunus Otto Luyken



Car Park Commons Lane Balderstone
Planning Approval No 3/2012/1068P Re-submission July 2012
CAR PARK SURFACE AND MARKING OF PARKING SPACES
Condition No 6

Tarmac Surface

Binder coat

60 mm deep 20 mm aggregate, 40/60 or 100/150 binder grade bitumen

Top wearing coat

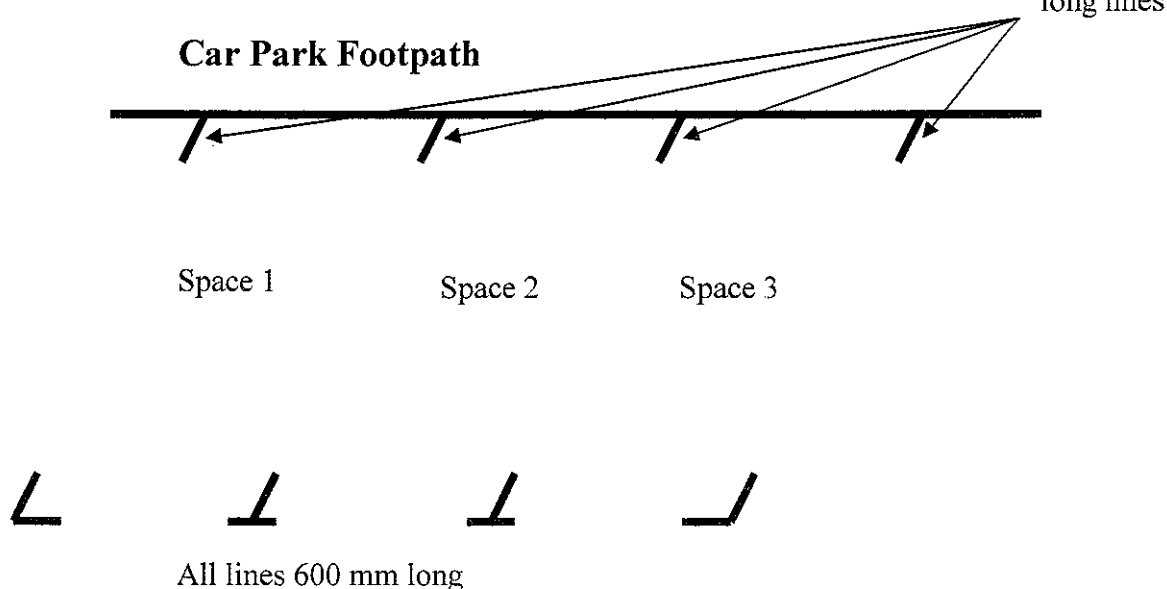
30 mm deep SMA 10 mm aggregate, 40/60 binder grade bitumen

Marking of Parking Spaces

100 mm wide white hot-applied thermoplastic paint (yellow for disabled spaces).

Full continuous white line for boundary between perimeter footpath and vehicle parking spaces

Vehicle parking spaces marked by 600 mm length intersection lines as indicated below (for angled parking spaces); same system for (non-angled spaces).



Car park internal road

Disabled person vehicle parking spaces to be marked in accordance with current regulations.

See also Drawing No JP/JM/3414b submitted with Planning Application July 2012.