



RIBBLE VALLEY
BOROUGH COUNCIL

26 JUL 2012

FOR THE
ATTENTION OF

For office use only

Application No

Date received

Fee paid £

Receipt No:

320120669 P

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

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

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

1. Applicant Name, Address and Contact Details

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

3. Description of the Proposal

Please describe the proposed development including any change of use:

Full application for the erection of an industrial unit and alterations to parking provision

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:			
Street address:	Lincoln Way		
	Clitheroe		
Town/City:			
County:			
Postcode:	BB7 1QD		

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

Easting:	375442
Northing:	442592

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

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

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

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

Yellow buff facing block work and profiled composite sheet cladding

Roof - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

profiled composite sheet cladding

Windows - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

UPVC

9. (Materials continued)

- 5 OCT 2012

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Doors - description:

Description of existing materials and finishes:

N/a

FOR THE
ATTENTION OF

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
POZ/08a Dwg 01
POZ/08a Dwg 02

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	10	10
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 ☒ Flood zone 2 just

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☒ ~~Drainage~~☐ Pond/lake☐ Soakaway☒ Existing watercourse

4/10/12 M.E. L.L.H.

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:

Industrial site

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	40.0	40.0
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	265.0	265.0
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		0.0	0.0	305.0	305.0

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

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

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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?

00.03

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: Mr

First name: A

Surname: Kinder

Person role:

Agent

Declaration date:

24/07/2012



Declaration made

25. Certificates (Agricultural Land Declaration)**Agricultural Land Declaration****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.



(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:



If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr

First Name: A

Surname: Kinder

Person role:

Agent

Declaration date:

24/07/2012



Declaration Made

26. Declaration

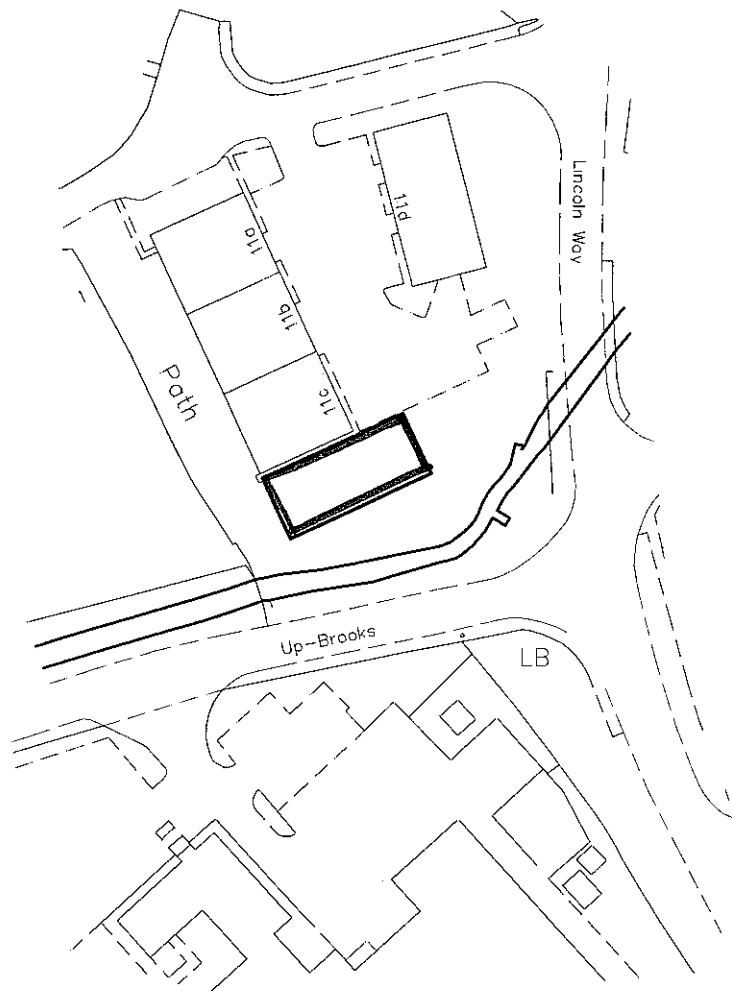
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



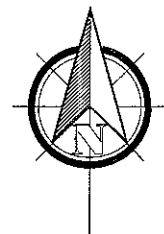
Date: 24/07/2012

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SITE LOCATION PLAN											
Site: Proposed Industrial Unit Upbrooks/Lincoln Way Clitheroe	Client: Mr Pozzi										
	Drawn: DS										
	Date: 23.07.12										
	Scale: 1:1250 @ A4										
	Project No: POZ/08a Dwg 02										
Amendments: <table border="1"> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>											
Notes: All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer. All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings, if in doubt ask. Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval											

Avalon

Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

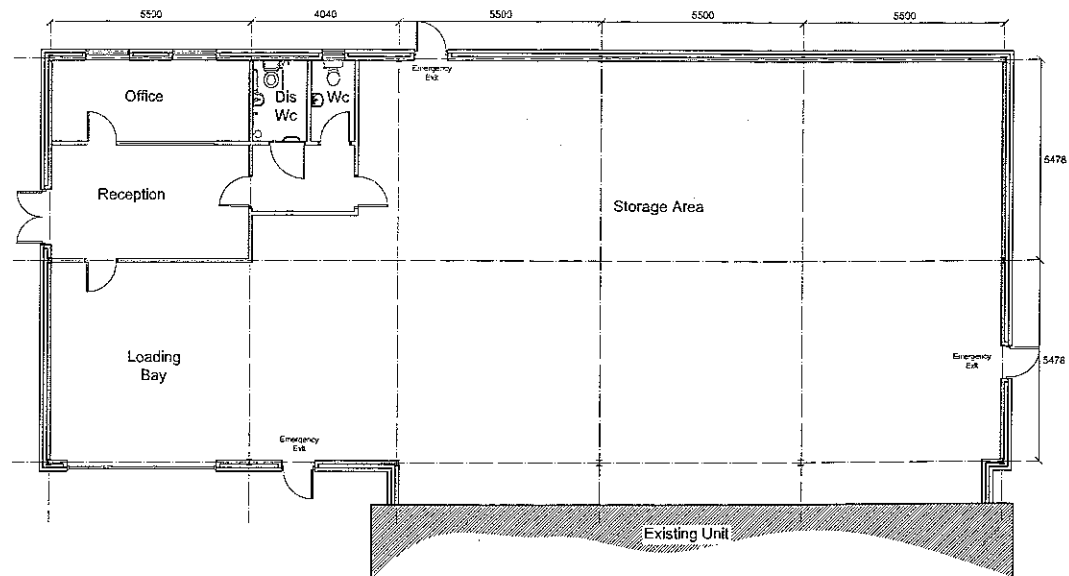
Phone: 01282 834834

Fax: 01282 451666

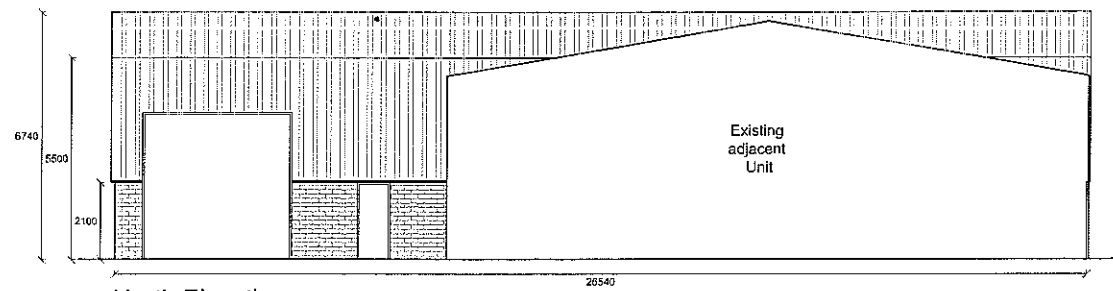
Web: www.avalontp.co.uk

Email: planning@avalontp.co.uk

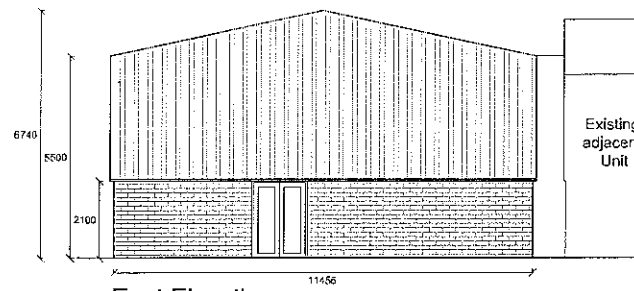
2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY



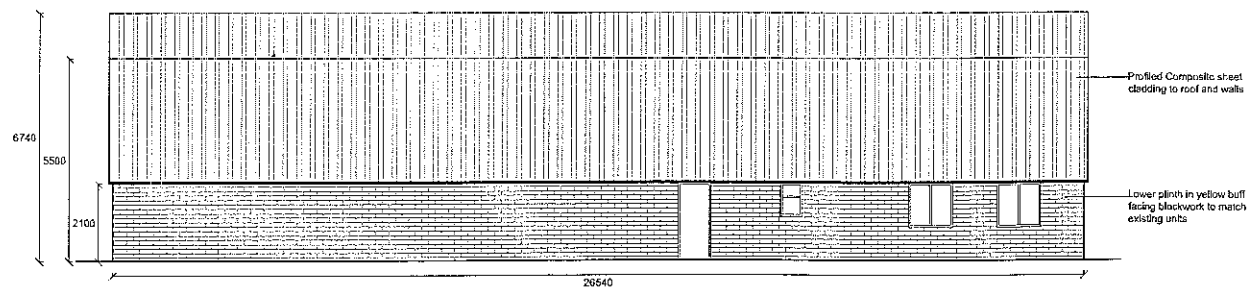
Ground Floor Plan



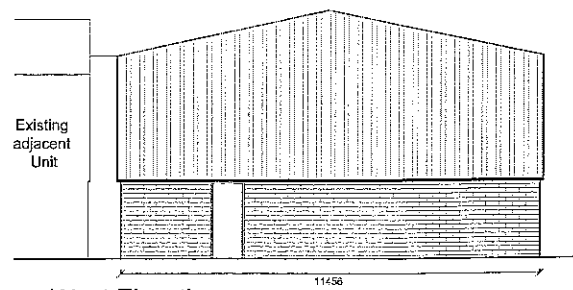
North Elevation



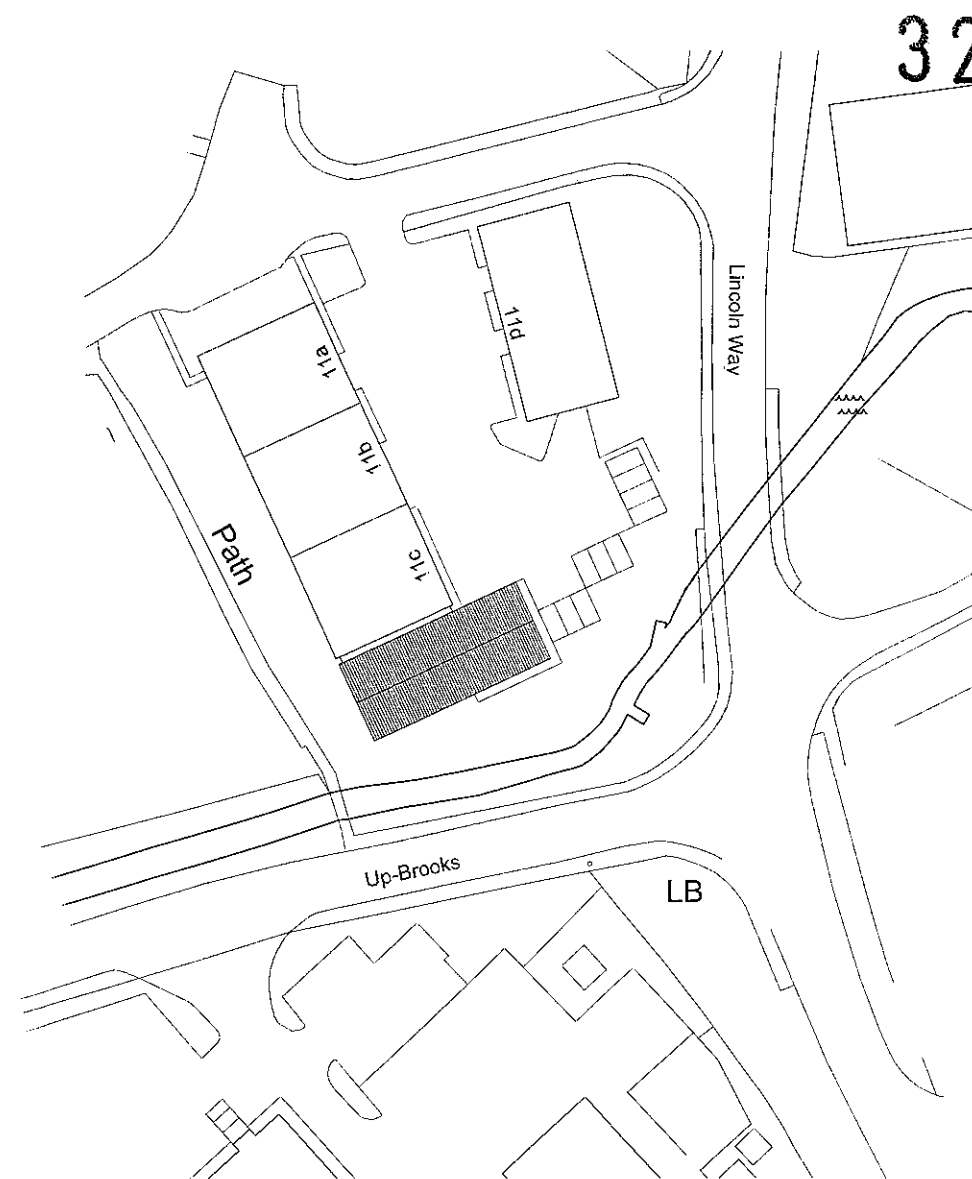
East Elevation



South Elevation



West Elevation



Site Plan (1:500)

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices

All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.

All dimensions are in millimetres unless where explicitly shown otherwise.

The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies

Do not scale off the drawings, if in doubt ask

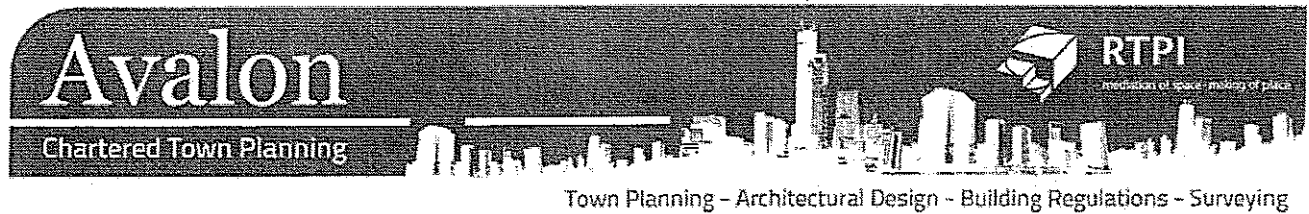
Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval

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Avalon RTPL
Chartered Town Planning
Town Planning - Architectural Design - Building Regulations - Surveying
Phone: 01282 834834 Fax: 01282 451666
Web: www.avalon.co.uk Email: planning@avalon.co.uk
2 Redley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

PROPOSED PLANS, ELEVATIONS AND SITE PLAN			
Site: Proposed Industrial Unit Upbrooks/Lincoln Way Clitheroe			
Client: Mr Pozzi			
Date: 23.07.12	Scale: 1:100 @ A1		
Project No: POZ/08a Dwg 01	Drawn: DS		
Amendments:			

320120669P



DESIGN AND ACCESS STATEMENT

LAND OFF LINCOLN WAY, UPBROOKS, CLITHEROE

**FULL APPLICATION FOR
THE ERECTION OF AN INDUSTRIAL UNIT
AND
ALTERATIONS TO PARKING PROVISION**

July 2012

Directors – Alan Kinder, Dip.T.P.(Leeds), MRTPI & Val Kendall
2, Redley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY
Phone: 01282 834836 Fax: 01282 451666 Web: www.avalontp.co.uk Email: planning@avalontp.co.uk

Avalon Chartered Town Planning is the trading name of Avalon Town Planning Ltd, Company No 07832054 Registered in England and Wales

1 ASSESSMENT

- 1.1 The application site is part of a small industrial estate situated on the north west side of the intersection of Upbrooks and Lincoln Way and therefore within the settlement boundary of Clitheroe as defined on the local plan proposals map. Access from Lincoln Way is via a side road which also serves other development.
- 1.2 Two rows of industrial units of unequal length exist already, fronting on to the east and west sides of a central estate road. These are of portal frame construction. The longer row is faced with brick to eaves level and has brown profiled sheeting on the roof; the shorter row is faced with brick to half way up the elevations, with green profiled sheeting above and on the roof.
- 1.3 Parking provision is laid out and used communally, and areas of grass surround the development. The Worston Brook crosses the southern edge of the estate, with the land locally sloping steeply down to it from the area of parking.
- 1.4 The surrounding land is similarly occupied by modern industrial development. Road communications have been steadily improved as further development has taken place.
- 1.5 Outline planning permission (planning reference 3/2002/0970P) and reserved matters consent (3/2003/1068P) have previously been granted for the erection of an industrial unit on the same site as the present proposal; the reserved matters consent lapsed prior to implementation.
- 1.6 The footprint of the approved building measured 26.6 x 11.5m, and the rather unusual mono-pitch roof had a maximum height of 7.9m. Most of the ground floor was devoted to storage, with office accommodation at first floor level. The scheme included the alteration of the parking provision with the laying out of six new spaces adjacent to the building.
- 1.7 The National Planning Policy Framework details government planning policy and supports in principle the provision of sustainable development.
- 1.8 The development plan includes policies saved from the Ribble Valley Districtwide Local Plan adopted in 1998. Saved policies of particular relevance to the determination of

this application are G1 which details a number of development control criteria, G2 which allows development within Clitheroe, T1 which is concerned with accessibility and T7 which relates to parking provision.

2 INVOLVEMENT

- 2.1 In view of the planning history of the site, pre-application advice has not been sought from the Council.

3 EVALUATION

- 3.1 Although planning permission was obtained for the erection of an additional unit within the estate, the development was unable to proceed and the consent lapsed. However the time is now considered right for further development, hence the submission of this full application.
- 3.2 This application replicates the approved scheme in terms of the location of the building, the extent of the footprint and the proposed parking layout. However unlike the previously approved scheme this application proposes a more conventional design which will not be as tall and will blend with the existing; there will be no first floor office space. Accordingly it complies with the requirements of the relevant saved local plan policies.

4 DESIGN

4.1 USE

- 4.1.1 The building is intended for B1 (Business), B2 (General industrial) and B8 (Storage or distribution) use only.

4.2 AMOUNT

- 4.2.1 The scheme proposes floor space at ground level only. Of the 305m² in total, 265m² will provide storage space including a loading bay, with the balance devoted to reception, office and services.

4.3 LAYOUT

- 4.3.1 The proposed layout replicates that previously approved, and is informed by the existing site layout. The proposed industrial unit will be attached to the southern end of the longer row of units and orientated at right angles to it, thereby creating an L-shaped row. Parking provision will be laid out adjacent to the east side elevation of the proposed unit.

4.4 SCALE

- 4.4.1 Like the previously approved scheme, the footprint of the building will measure 26.6 x 11.5m, with a link to the existing building having a footprint of 16.5 x 0.9m. However unlike the approved scheme this building will have a traditional ridged roof with an overall height of 6.8m and a height to the eaves of 5.5m.

4.5 LANDSCAPING

- 4.5.1 The only landscaping work required will be the surfacing of parking spaces to match the existing hardstanding.

4.6 APPEARANCE

- 4.6.1 The design, profile and materials are intended to blend with the existing. Accordingly, the building will have a ridged roof. The lower elevations will be faced with yellow buff facing blockwork, and above and on the roof there will be profiled composite sheet cladding in a colour to be controlled by condition.

4.7 CRIME PREVENTION MEASURES

- 4.7.1 Crime prevention is improved by increasing the amount of activity on the industrial estate and therefore having more people around.

4.8 AMELIORATION OF CLIMATE CHANGE

- 4.8.1 The development will adopt sustainable design and construction methods.

5 ACCESS

5

- 5.1 The existing access can be used without the need for alteration or improvement.
Accessibility remains the same.

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Planning Application Form
 Version 1.0 (March 2012)



Environment
Agency

Table 1.0

Less vulnerable development up to the in-size (excludes Non-residential extension with a footprint of less than 250 sq. metres or a domestic extension) in Flood Zone 2 (Does not apply to sites for agriculture/forestry, waste treatment, minerals working and processing, water and sewage treatment)

Applicant is to provide confirmation that the requirements below have been met	Applicant to confirm the requirements have been met. Enter 'yes' or 'no' in the boxes below	LPA should satisfy themselves with regard to the comments below.
Flood risk to property Applicant is to indicate that the development will avoid flood damage during the 1 in 100 annual probability river flood (1%); or 1 in 200 annual probability sea flood (0.5%) in any year (including an allowance for climate change) over the lifetime of the development (default 75 years for commercial)	Yes	LPA's role: Look for assurance from the applicant that flood risk to the property will be managed in accordance with the requirements opposite. Seek assurance if not already provided. Note: Where a SFRA has been adopted, this should provide an indication of flood level and extent. The application should acknowledge this in design of flood resistant (raised floor levels, defences and barriers to flooding) or resilient building
Management of surface water Applicant is to indicate that surface water will be managed in accordance with the following standards: Specific requirements for managing surface water set out in an adopted Strategic Flood Risk Assessment and/or Surface Water Management Plan produced by the Local Planning Authority Surface water run-off will be controlled to ensure no flooding of property and no increase in surface water run-off from the site to a watercourse or receiving water body compared to the existing pre-application run-off rate in a 1 in 100 year storm event (1% chance in any one year) plus an appropriate allowance for climate change (Flood risk Practice Guide paragraphs 5.51 and 5.54) Meets the requirements of Approved Document Part H of Building Regulations 2000	Yes	LPA's role: Look for assurance from the applicant that surface water will be managed in accordance with the requirements opposite. Seek assurance if not already provided. Cross check the planning application with the Local Plan. Consultation with the local authority Building Control department is recommended. Paragraph 103 of NPPF states that LPAs should in determining planning applications give priority to the use of SuDS Note: Strategic options for surface water management should be used wherever available. Options such as this would be identified as part of the SFRA for inclusion within the Local Plan. Building regulation requirements alone are not appropriate for areas with critical drainage problems. - 5 OCT 2012
Flood resilience and resistance Applicant is to indicate that flood resilience/resistance and emergency escape measures/procedures have been incorporated where possible. This applies to any part of the building (e.g. basements), that are situated below the 1 in 100 annual probability river flood (1%); or 1 in 200 annual probability sea flood (0.5%) level in any year (including an allowance for climate change)	Proposal at approx 1 in 1000 year risk level	LPA's role: Look for assurance from the applicant that resilience/resistance and evacuation procedures have been addressed in accordance with the requirements opposite. Seek assurance if not already provided. Cross check the planning application with the Local Plan. Consultation with the local authority Building Control (flood resilience/resistance) and Emergency Planning (evacuation) department is recommended
Other sources of flooding (not rivers or the sea) Applicant is to indicate that the SFRA has been referred to and that the recommendations regarding other sources of flooding have been incorporated into the application If no SFRA is available and flood risk from other sources is present, guidance should be sought from the organisations listed in the help pages under the heading 'other sources of flooding'	Yes 4/10/12	LPA's role: Look for assurance from the applicant that the SFRA has been referred to (where available) and that mitigation for flooding from other sources has been provided where necessary. M. E. L. L. L.

FRSA015b