



RIBBLE VALLEY
BOROUGH COUNCIL

23 JUL 2012

FOR THE
ATTENTION OF

For office use only

Application No 920120715 P

Date received

Fee paid £335.00

Receipt No: 016267

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:	Mrs	First name:	J	Surname:	Wilkinson	
Company name:						
Street address:	C/o Agent			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City:				Fax number:		
County:				Email address:		
Country:						
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 Ltd					
Street address:	2 Reedley Business Centre Redman Road			Country Code	National Number	Extension Number
	Reedley			Telephone number:	01282834834	
				Mobile number:		
Town/City:	Burnley			Fax number:		
County:	Lancashire			Email address:	planning@avalontp.co.uk	
Country:	United Kingdom					
Postcode:	BB10 2TY					

3. Description of the Proposal

Please describe the proposed development including any change of use:

Demolition of existing building and replacement with new dwelling and adjoining annex, with a change of use of agricultural land to form extended curtilage

Has the building work or change of use already started?

☐ Yes ☒ No

08 AUG 2012

FOR THE
ATTENTION OF

4. Site Address Details

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

House:		Suffix:	
House name:	Elswick Farm		
Street address:	Mellor Brow		
	Mellor		
Town/City:	Blackburn		
County:			
Postcode:	BB2 7EX		

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

Easting:	364841
Northing:	431021

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

If Yes, please provide details:

Within domestic curtilage

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:

Natural stone

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:

Timber

Materials continued)

Materials - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

Timber

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

WI/05a Dwg01

WI/05a Dwg02

WI/05a Dwg03

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	4	4
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:

Dwelling

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

Market Housing - Proposed

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

Proposed Market Housing Total 1

Market Housing - Existing

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

Existing Market Housing Total 1

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	1

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

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	

Site Area

What is the site area?

832.93

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 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: 22/07/2012

☒ 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: 22/07/2012

☒ Declaration Made

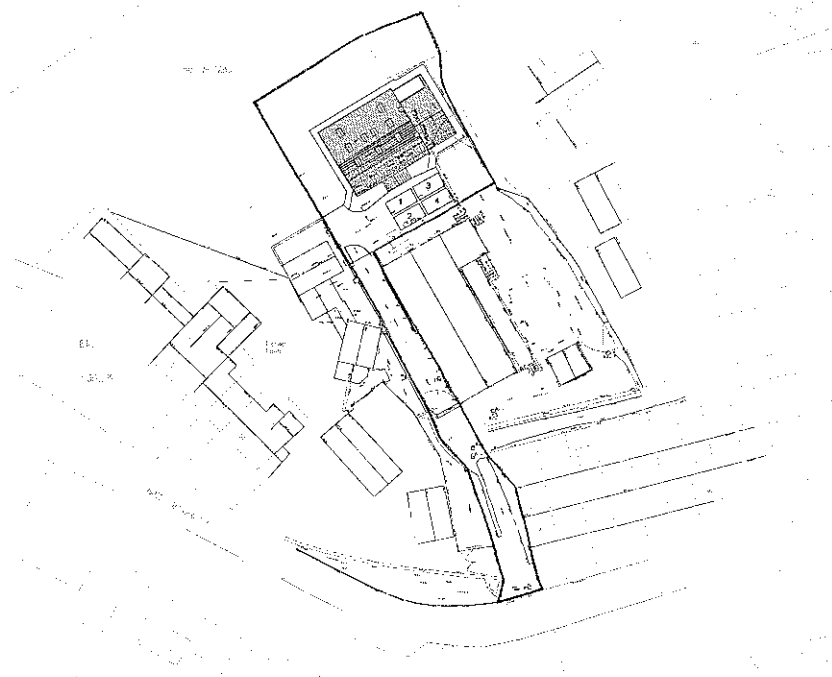
26. Declaration

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

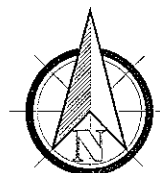


Date: 22/07/2012

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320120715P



SITE LOCATION PLAN											
Site: Proposed Replacement Dwelling Elswick Farm Mellor Brow Mellor	Client: Mrs Jennifer Wilkinson										
	Drawn: RJ										
	Date: 08.08.12										
	Scale: 1:1250 @ A4										
	Project No: W/05A Dwg 01										
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	

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EXISTING SITE PLAN

Site: Proposed Replacement Dwelling
Elswick Farm
Mellor Brow
Mellor

Client: Mrs Jennifer Wilkinson

Drawn: RLJ

Date: 08.08.12

Scale: 1:500 @ A3

Project No: WI/05A Dwg 04

Amendments:

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

Notes:

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

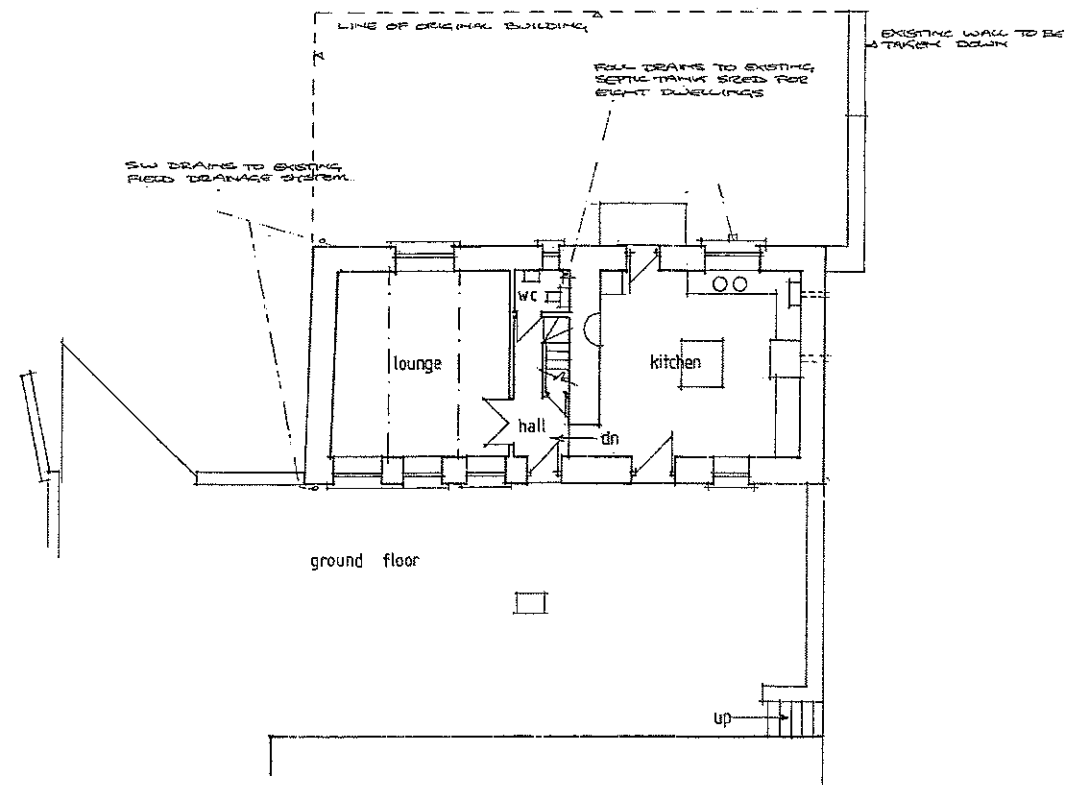
All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.

All dimensions are in millimetres unless where explicitly shown otherwise

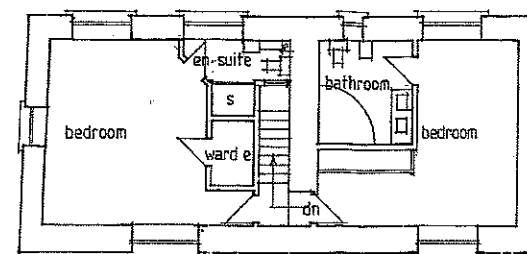
The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies.

Do not scale off the drawings. If in doubt ask

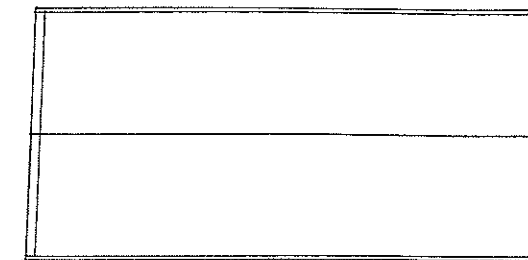
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Ground Floor Plan - 1:100



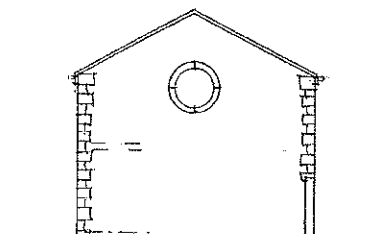
First Floor Plan - 1:100



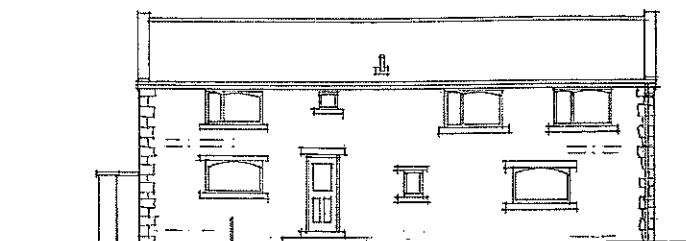
Roof Plan - 1:100



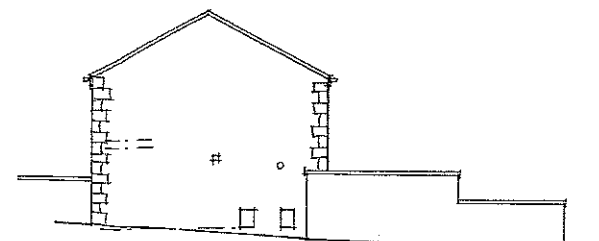
Front (South East) Elevation - 1:100



Side (South West) Elevation - 1:100



Rear (North West) Elevation - 1:100



Side (North East) Elevation - 1:100

320120715 P

Avalon RTPI
Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

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2 Redley Business Centre, Road: an Road, Burnley, Lancashire, BB10 2TV

EXISTING PLANS AND ELEVATIONS

Site: Proposed Replacement Dwelling
Elswick Farm
Mellor Brow
Mellor

Client: Mrs Jennifer Wilkinson

Date: 19.07.12 Scale: 1:100 @ A1

Project No: W1/05 Dwg 02 Drawn: RJ

Amendments:

DESIGN AND ACCESS STATEMENT

320120715P

SITE: HEY MOO, ELSWICK FARM, MELLOR BROW

**PROPOSAL: REPLACEMENT DWELLING WITH GRANNY ANNEX TOGETHER WITH CHANGE
OF USE OF AGRICULTURAL LAND TO FORM EXTENDED CURTILAGE**

1 ASSESSMENT

- 1.1 Elswick Farm is situated on the western side of Mellor Brow. The farm comprises the original farmhouse and garden, now in separate ownership, the property the subject of this application, a modern dwelling with an agricultural occupancy condition attached, a traditional stone barn converted for use as self-catering holiday accommodation (planning reference 3/2004/0450), two of which have recently been granted consent for use as dwellings under reference 3/2011/0544 and a further dwelling granted consent under reference 3/2011/0163.
- 1.2 Access to the farm is obtained via a track which runs up the west side of 46 Mellor Brow, an end terrace property. The access track coincides with the settlement boundary, which includes the terrace and properties to the east of the farm, but excludes the farm itself and properties to the west and south. Accordingly the application site is located within the open countryside. Extending west along Mellor Brow there is considerable ribbon development, which impacts on the character of the area.
- 1.3 Policies in the development plan are informed by government advice detailed in the recently issued National Planning Policy Framework (NPPF) which replaces Planning Policy Guidance (PPG's) and Planning Policy Statements (PPS's). The development plan also includes those policies that have been saved from the Ribbles Valley

Districtwide Local Plan. Policies of particular relevance in this instance are G1 which details a number of development control criteria that may be applicable in the determination of planning applications, G5 which details the nature of development that is applicable in the open countryside, ENV3 which protects the countryside from inappropriate development H14 which relates to the replacement and rebuilding of dwellings in the open countryside.

2 INVOLVEMENT

- 2.1 Pre-application advice has not been sought from the Local Planning Authority given the recent planning history.

3 EVALUATION

- 3.1 The buildings subject to this application are within a group of buildings forming the original farmstead of Elswick Farm. As a matter of planning policy, the buildings are outside the defined village envelope of Mellor Brow and are technically in open countryside. However, as a matter of fact, the buildings and the farmstead are contiguous with the built-up part of Mellor Brow and benefit from the same facilities as the rest of the village. These include mains water, electricity and sewerage and good access to the road network, local bus services and other local facilities. The proposed development is in a sustainable location and would put no additional pressure on services such as refuse collection, emergency services or postal services.
- 3.2 The house itself has the benefit of an extant planning permission (3/2010/0416) for a substantial extension to form a much larger dwelling. This extension once implemented would more than double the size of the original dwelling. Detailed costings had been obtained for the implementation of the approved scheme which in itself would involve a substantial reworking of the existing retained property and it has been established that it would be far more cost effective to rebuild the property in total rather than undertake the expansive extension and renovation works.

- 3.3 More recent planning consent has been issued for a replacement dwelling under reference 3/2011/0927 and work is due to commence on its construction in late autumn. The property is currently being marketed and an interested party who lives locally has expressed a strong interest in the property were it capable of being able to be adapted to meet his specific needs including those of his extended family

4 DESIGN

- 4.1 The main footprint of the house will measure 14m x 12.5m under a pitched roof design with accommodation within the roof space. The proposed materials are natural stone and blue slate with all doors and windows being of timber finish. This design fully reflects the approved detail of the scheme granted consent under reference 3/2011/0927. The change to the scheme involves the attachment of a 2-bedroomed annex on the eastern gable constructed from natural materials and measuring 10.5m x 5.435m with a height to eaves on the northern elevation of 3.732m and 5.1m on the southern elevation with a height to ridge of 7.798m.

5 ACCESS

- 5.1 This group of buildings are in a sustainable location with access to a variety of local facilities and services. No changes to the access into the site as a whole are proposed with improvements having previously been implemented as an integral part of the scheme for converting the adjoining building to form four holiday cottages. Parking provision will be made for four vehicles. Adequate facilities exist to enable vehicles to turn around ensuring that vehicles can enter and leave the site from Mellor Brow in forward gear. Traffic likely to be generated from the one dwelling + annex proposed would be no greater than the traffic likely to be generated for the scheme for the adaptation and extension of the existing dwelling as already granted planning permission and the more recent consent. Vehicle volumes and speeds within the wider group of buildings are low, therefore shared

pedestrian/vehicle access facilities are appropriate. Level access can be provided into the dwelling.

July 2012

Directors - Alan Kinder, Dio.T.P (Leeds), MRTPI & Val Kendall
2 Reedley Business Centre, Radman Road, Burnley, Lancashire, BB10 2TY
Phone: 01282 834034 Fax: 01282 451666 Web: www.avalontp.co.uk Email: planning@avalontp.co.uk

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