



08 AUG 2012

FOR THE
ENTION OF

For office use only

Application No: 320120729P

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

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 & Mrs	First name:	TJ	Surname:	Gridley	
Company name:						
Street address:	Dog & Partridge,			Country Code	National Number	Extension Number
				Telephone number:		
	Tosside			Mobile number:		
Town/City:	Skipton			Fax number:		
County:	North Yorkshire			Email address:		
Country:						
Postcode:	BD23 4SQ					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Judith	Surname:	Douglas	
Company name:	Janet Dixon Town Planners Ltd					
Street address:	10A Whalley Road			Country Code	National Number	Extension Number
				Telephone number:	01200 425051	
				Mobile number:		
Town/City:	Clitheroe			Fax number:		
County:	Lancs			Email address:		
Country:						
Postcode:	BB7 1AW			judith@jdixontownplanners.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use from public house, bike hire and dwelling to hotel, bike hire and dwelling.

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:	Dog & Partridge		
Street address:	B6478		
	Tosside		
Town/City:	Skipton		
County:			
Postcode:	BD23 4SQ		

Description:

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

Easting:	376896
Northing:	456067

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:

There is adequate space within the curtilage for the storage of waste

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

☒ Yes ☐ No

If Yes, please provide details:

There is adequate space within the curtilage for the storage of recyclable waste

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:

N/a

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:

Existing Floor plans
Proposed Floor Plans
Site and Location Plan
Planning Statement

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	10	10	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	20	20	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)

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 AUG 2012
FOR THE
ATTENTION OF

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:

Public House bike hire and 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

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	10	10	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	20	20	0
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Short description of Other			

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Other

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☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake
☐ Soakaway ☐ Existing watercourse

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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

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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	149.2	149.2	0.0	-149.2
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	219.1	219.1
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	185.0	168.2	16.8	-151.4
Total		334.2	317.4	235.9	-81.5

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
C1	Hotels	0	3	3

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	2	0	
Proposed employees	2	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	
A4							☒

20. Hours of Opening (continued)

C1

**21. Site Area**

What is the site area?

00.14

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: Mrs First name: Judith Surname: Douglas

Person role: Agent Declaration date: 08/08/2012 ☒ 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

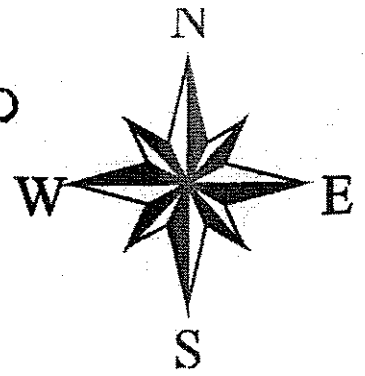
Title: Mrs First Name: Judith Surname: Douglas

Person role: Agent Declaration date: 08/08/2012 ☒ Declaration Made**26. Declaration**

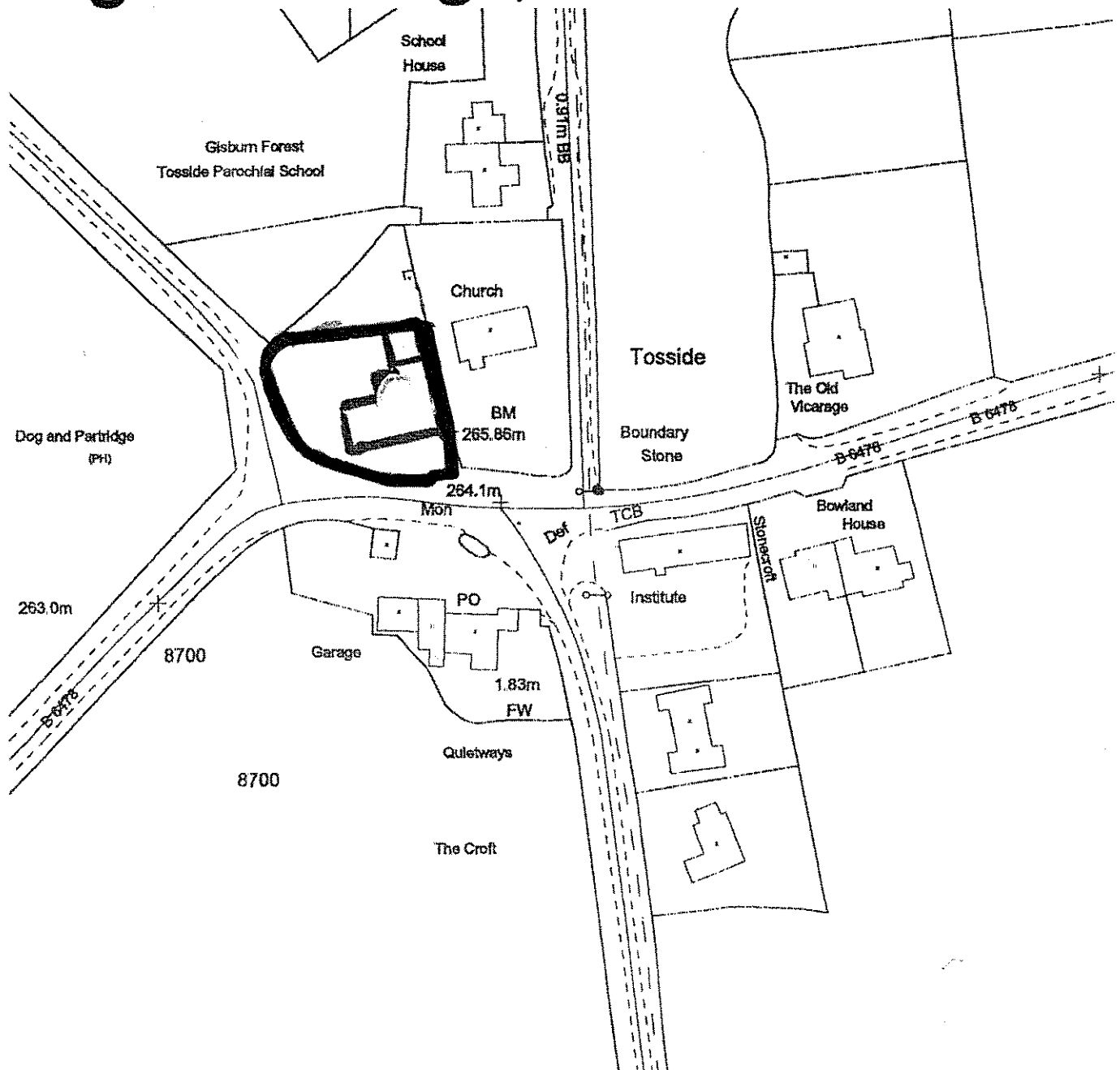
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 08/08/2012

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Dog & Partridge, Tosside



**PLANNING STATEMENT AND HERITAGE STATEMENT IN SUPPORT OF A
PLANNING APPLICATION FOR CHANGE OF USE FROM PUBLIC HOUSE, BIKE HIRE
AND DWELLING TO HOTEL, BIKE HIRE AND DWELLING AT THE DOG AND
PARTRIDGE TOSSIDE SKIPTON BD23 4SQ.**

1. SITE DESCRIPTION:

- 1.1 The application site comprises the public house and car park of the Dog and Partridge. The pub is within the settlement boundary of Tosside and the Area of Outstanding Natural Beauty as defined in the Ribble Valley District Wide Local Plan. The village is very small with very few buildings and its set within a sparsely populated area. Other community uses in the village include the St Bartholomews Church, the purpose built community hall known as the "Tosside Community Link" and tea rooms at the Old Vicarage. The Dog and Partridge and St Bartholomews Church are both listed buildings grade II.

2. PROPOSAL

- 2.1 The application is for full planning permission to change the use of the building from a public house with bike hire and dwelling to a hotel, bike hire and dwelling. The proposals do not involve any physical alteration to the building or the car park.

3. ASSESSMENT

- 3.1 Adopted Ribble Valley Districtwide Local Plan
G1 Development Control
ENV1 Area of Outstanding Natural Beauty
ENV19 Development of listed Buildings
RT2 Small Hotels and Guest Houses
S6 Change of use of ground floor commercial uses.
EMP11 Loss of Employment Land.
- 3.2 Core Strategy 2008-2028 – A Local Plan for Ribble Valley Regulation 19 Consultation Draft. DMG1 General Considerations, EN2 Landscape, EN5 Heritage Assets, DME4 Protecting Heritage Assets EC3 Visitor Economy and DMB3.
- 3.3 Supplementary Planning Guidance – The Retention of Public Houses in Rural Areas
- 3.4 National Planning Policy Framework

4. SITE HISTORY

- 4.1 3/2004/0323 Demolition and rebuilding of restaurant with first floor accommodation over. Alterations to lean-to toilets and construction of bottle store approved 16.06.2004
- 3/2004/0611 Removal of part external stone skin on front and rebuilding, first floor extension with pitched roof, new lean-to extension to provide bottle store and other minor alterations listed building consent approved 12.04.2004
- 3/2005/282 Planning permission and 3/2005/0283 Listed building consent. Single storey porch approved 06.05.2005
- 3/2008/0196 Change of use of part of existing ground floor to mountain bike storage and service area approved 28.04.2008

EVALUATION

- 5.1 The applicants purchased the Dog and Partridge in November 2003 carrying out extensive refurbishment to the property in 2004. The pub has been run on a traditional basis since that time and various attempts have been made to boost income but the unfortunately like many rural public houses across Britain, the pub over this period has barely made a profit and is now running at a loss. Over this period as well as serving drinks they have run a darts team and pool team. Food has also be served but this has proved to be difficult to make profitable and whilst food has been offered from Wednesday to Sundays this has had to be reduced to Fridays to Sundays. They have also run quiz nights once a month which made a loss. In 2005 they built a bedroom extension to provide good quality accommodation for visitors particularly aimed at cyclists and visitors to Gisburn Forest. This has included running small 'café' aimed at these visitors. There are three guest bedrooms Catering fro couples families or small groups. Bedroom 1 is a double plus a single, bedroom two is a double room and bedroom 3 is 4 single beds. The accommodation element of the business is proving to be the part of the business which has the potential to make profit and hence the application to change the use of the building from public house bike hire and dwelling to hotel bike hire and dwelling. The intension would be that the hotel would be open to non-residents for drinks and food so that the establishment would still continue to cater for the local community as well as to visitors.

- 5.2 The Council's Supplementary Planning Guidance-The Retention of Public Houses in Rural Areas deals with the issues associated with the change of use of Public Houses to other, non community based uses such as residential and it states that in essence it expands upon Local Plan Policies S6 Change of use of ground floor commercial uses and EMP11 Loss of Employment Land. The policies in the Local Plan are aimed at retaining commercial uses in the ground floor part of commercial properties within villages in order to protect employment and safeguard the rural economy. The SPG amplifies this to include the protection of public houses as a community resource and a place of social activity particularly where the public house is the only one in the village. The proposed change of use to a Hotel retains the commercial use of the site and its potential as a source of employment. It also retains its function as a community resource offering food and drinks to non-residents of the hotel. The proposal complies with policies S6 and EMP11 in that it will not involve the loss of a commercial use in the village and it complies with the requirements of the SPG in that the community function of the building is retained. The pub has been running at a loss for some years and the submitted account information clearly illustrates this; so much so that the accountant advised the applicants to only open the Public House at weekends. It is therefore closed during the week. The business needs to adapt and become profitable again in order to continue the economic activity within the building. See Appendix.
- 5.3 The change in emphasis away from the traditional public house towards a hotel helps to broaden the offer of facilities available to the community which are presently in competition with each other. Traditionally in Britain, a village pub provided an important community benefit to rural areas such as Tosside in that it offered a meeting place for the villagers to come together and mix informally or formally for meetings of clubs and societies. The friendly community of Tosside has an active social scene with a variety of family events organised throughout the year, all of which are now based in the modern purpose-built Community Hall known as the 'Tosside Community Link'. As a result, it is unlikely for functions to be held at the Dog and Partridge, as the Community Hall has now become the primary use for functions amongst villagers. The community hall, which holds functions such as weddings regularly, is now the focus for village events which help maintain the character of the village by fostering community spirit. In addition to the Community Link, villagers also make use of the Club house at the nearby Crow Trees Caravan

Park which houses an abundance of community facilities and is licensed to serve alcohol until 11pm. It is clear that that these two establishments are in direct competition with the Dog and Partridge Public House and are, financially, more successful. Therefore, by changing the use from a public house (A4) to a hotel (C1), the social benefits of having a 'meeting place' for the community will be maintained but in a form which is not in direct competition with other local facilities.

- 5.4 Policy RT2 of the Local Plan and Core Strategy Policies EC3 and DMB3 in principle support the creation or extension of guest accommodation and expansion of tourism and visitor facilities in the Borough. The proposal is in line with these policies.

6. ACCESS

- 6.1 There are no proposals to alter the existing car parking arrangements which are adequate for the proposed use. The car park can accommodate 8 to 10 cars.

7. HERITAGE STATEMENT

- 7.1 The building is listed grade 2. The proposal does not involve any physical alterations to the building. There is therefore not impact on the Area of Outstanding Natural Beauty or any adverse impact in the historic significance of the building. The proposal accords with Local Plan policies ENV1, ENV19 and Core Strategy Policies EN2 EN5 and DME4.

- 5.6 The National Planning Policy Framework paragraph 131 states that in determining planning application, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. The proposed change of use sustains the building in viable use without alteration.

APPENDIX

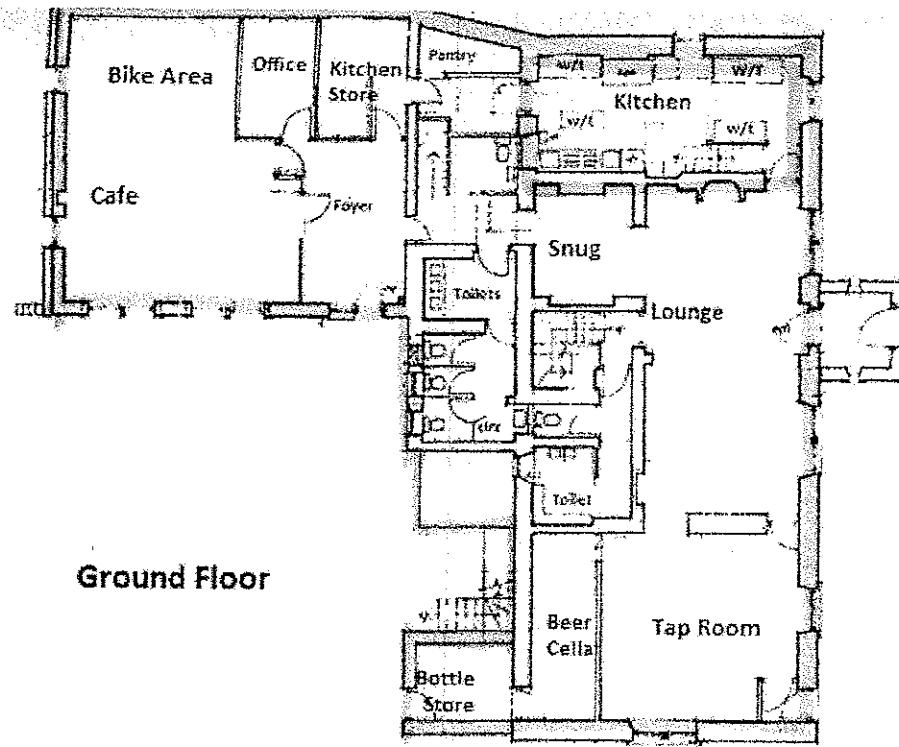
McDade Roberts Accountants. Profit and Loss Account Summary

Judith Douglas BSc (Hon) Dip TP, MRTPI

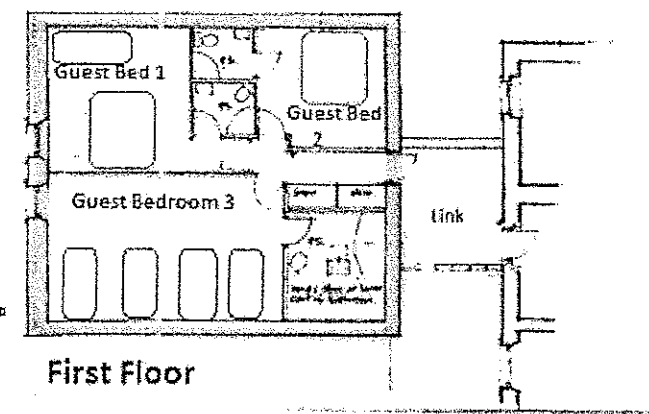
Janet Dixon Town Planners Ltd, 10A Whalley Road, Clitheroe, BB7 1AW

Tel: 01200 425051 August 2012

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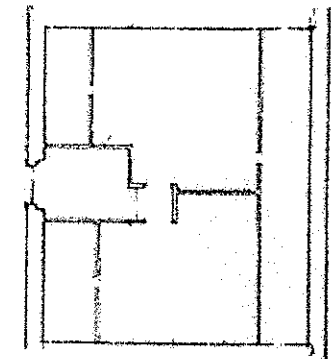


Ground Floor

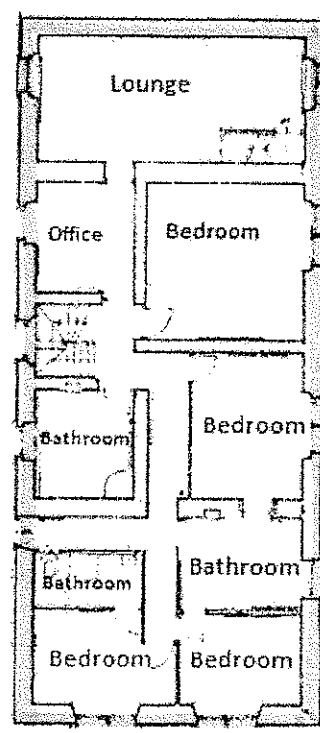


First Floor

Attic Storage



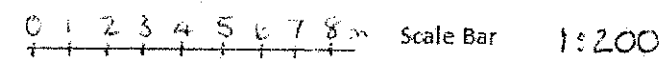
First Floor



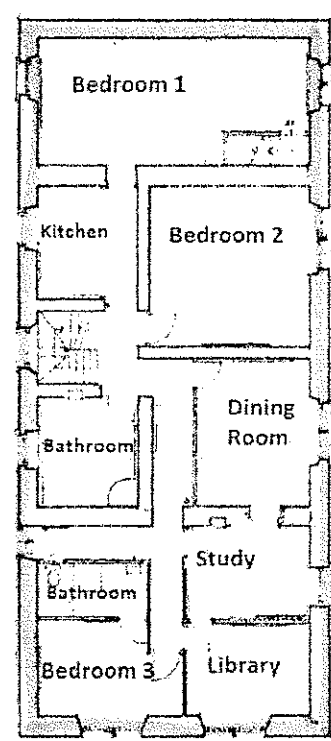
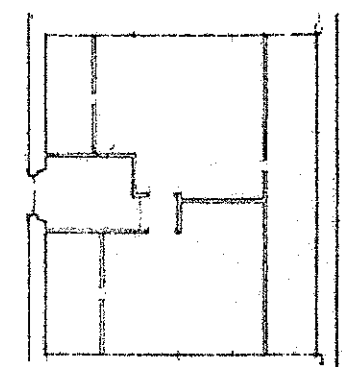
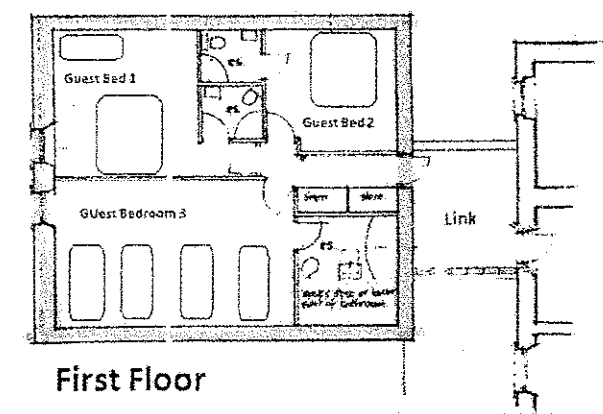
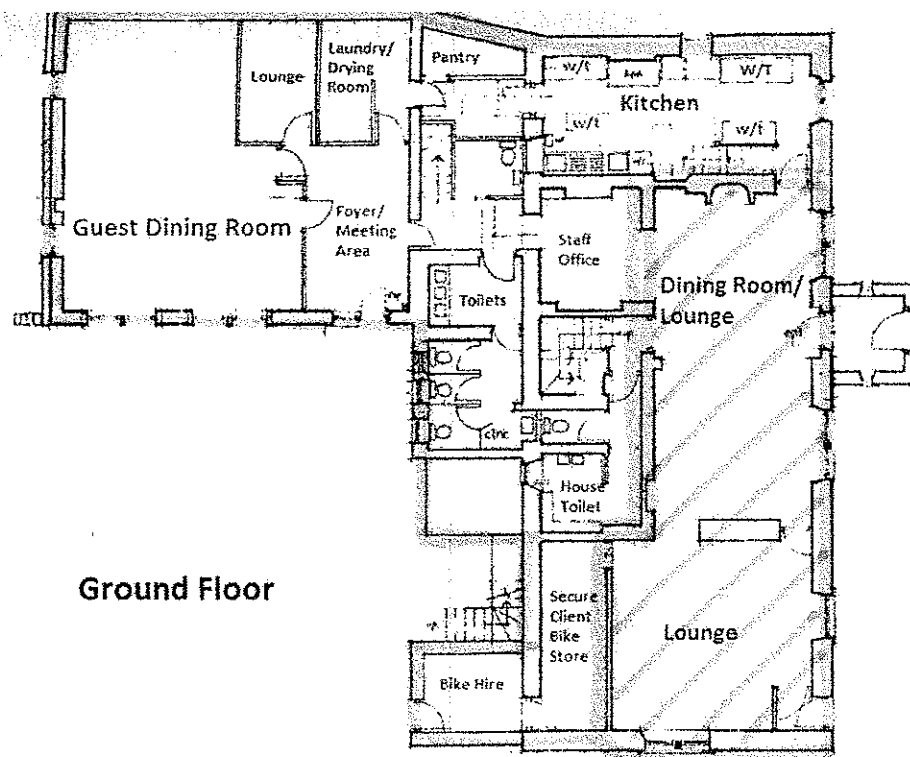
Existing Floor Plan

Residential
Commercial

Dog and Partridge
Tosside
Skipton
BD23 4SQ



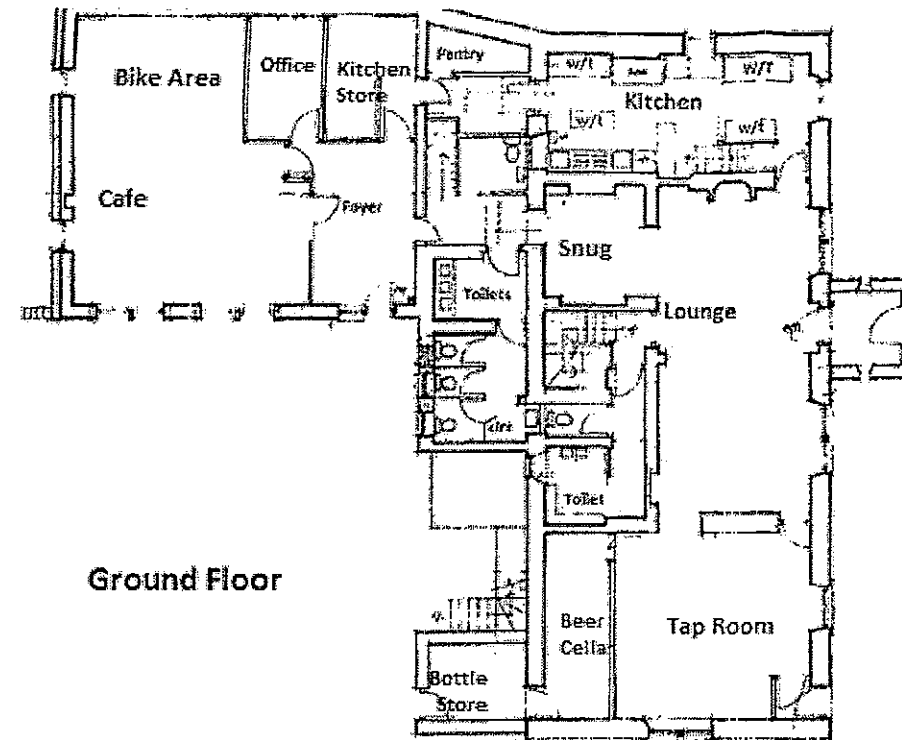
3/2012/0729



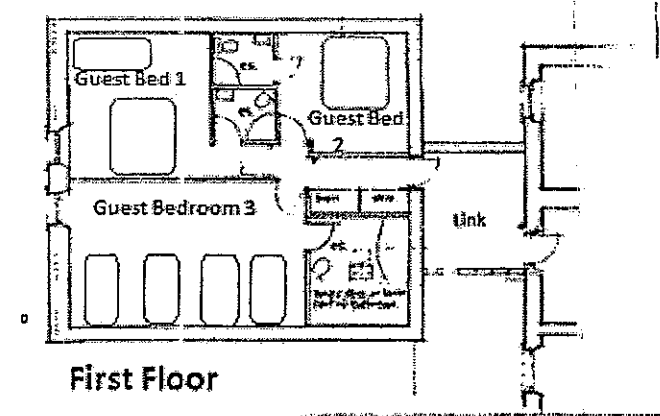
Residential
Commercial
Area where use is changed

Dog and Partridge
Tosside
Skipton
BD23 4SQ

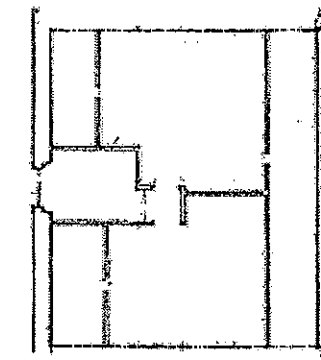
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Ground Floor



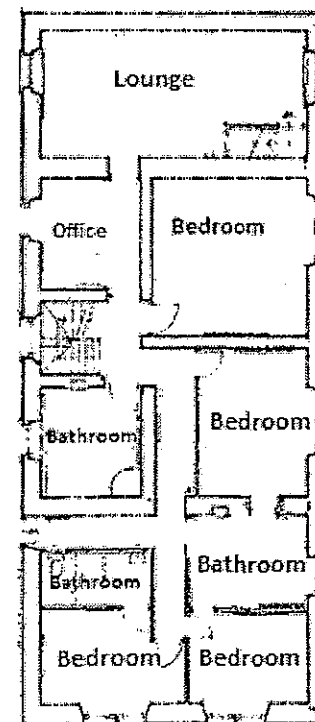
First Floor



Attic Storage

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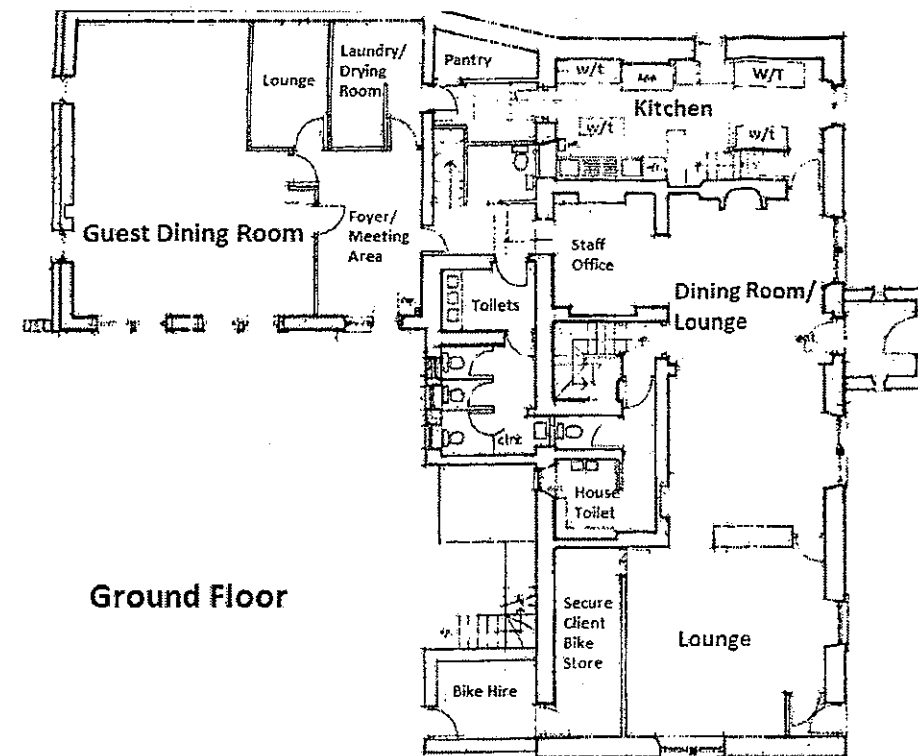
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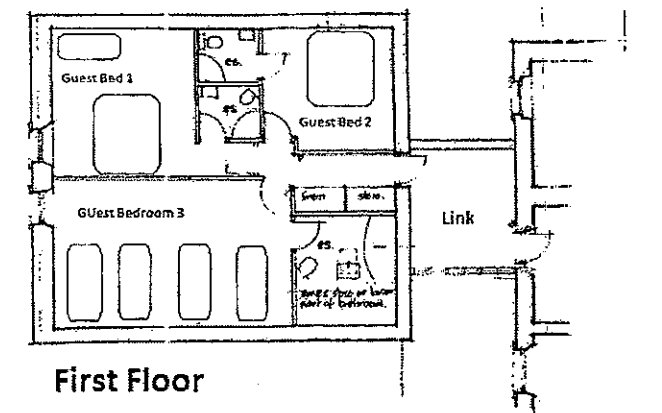
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Dog and Partridge
Tossie
Skipton
BD23 4SQ

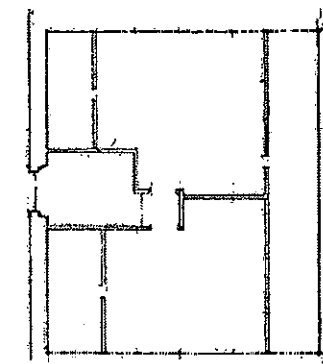
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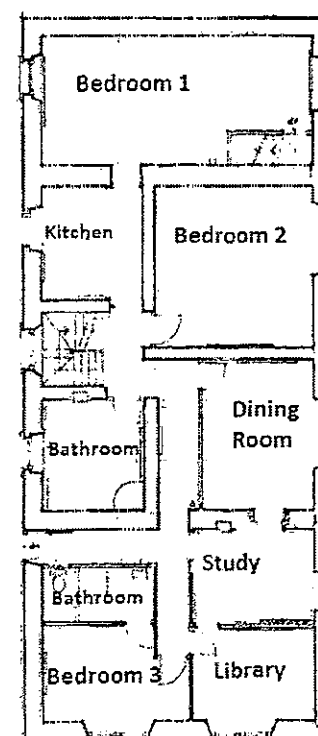
Ground Floor



First Floor



Attic Storage



Proposed Floor Plan

320120729P

Dog and Partridge
Tossie
Skipton
BD23 4SQ

0 1 2 3 4 5m Scale Bar 1:200