



RIBBLE VALLEY
BOROUGH COUNCIL

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

For office use only

Application No.

320120739P

Date received

Fee paid £

Receipt No:

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

Publication of applications on planning authority websites.

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

1. Applicant Name, Address and Contact Details

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

3. Description of the Proposal

Please describe the proposal:

Outline planning application with all matters reserved for up to 13,000sqm of mixed Use Class B1, B2 and B8 employment floorspace with access and associated landscaping

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

4. Site Address Details

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

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

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

Easting:	374029
Northing:	438381

Description:

Land north of Barrow Brook Business Village, Barrow, Clitheroe, Lancashire

5. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☒ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☒ Soakaway

☐ Existing watercourse

5. Pre-application Advice

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

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

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

Details of the pre-application advice received:

See response in Planning Statement

7. Authority Employee/Member

With respect to the Authority I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

3. Site Area

What is the site area?

hectares

9. Residential Units

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

☐ Yes ☒ No

0. All Types of Development: Non-residential Floorspace

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

☒ Yes ☐ No ☐ Unknown

14. Existing Use

Please describe the current use of the site:

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Agricultural Land

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following?

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

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No**15. Site Visit**

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person**16. Certificates (Certificate B)****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.

Notice recipient	Date notice served
Name: Newclose Properties Limited	
Number: Suffix:	
Street: Helm Bank	
Locality: Natland	
Town: Kendal	
Postcode: LA9 7PS	
	15/08/2012

Title: Mr	First name: Aaron	Surname: Smith
Person role: Agent	Declaration date: 15/08/2012	☒ Declaration made

16. 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: Aaron	Surname: Smith
Person role: Agent	Declaration date: 15/08/2012	☒ Declaration Made

17. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. 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 15/08/2012

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

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	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	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	13,000	13,000
Total		0.0	0.0	13,000	13,000

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

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

If known, please complete the following information regarding employees:

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

12. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
B1A							☒
B1B							☒
B1C							☒
B2							☒
B8							☒

13. Industrial or Commercial Processes and Machinery

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

Not known at outline stage. To be determined at the reserved matters.

Is the proposal for a waste management development?

☐ Yes ☒ No

Town and Country Planning (Development Management Procedure) (England) Order 2010 NOTICE UNDER ARTICLE 11 OF APPLICATION FOR PLANNING PERMISSION

(Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)

Proposed development at:

Name or flat number	Land north of Barrow Brook Business Village
Property number or name	
Street	Off Hey Road
Locality	Barrow
Town	Clitheroe
County	Lancashire
Postal town	
Postcode	

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Take notice that application is being made by:

Organisation name	Admiral Taverns Limited		
Applicant name	Title	Forename	
	Surname		

For planning permission to:

Description of proposed development

Outline planning application with all matters reserved for up to 13,000sqm of mixed Use Class B1, B2 and B8 employment floorspace with access and associated landscaping

Local Planning Authority to whom the application is being submitted: Ribble Valley Borough Council

Local Planning Authority address: Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Any owner of the land or tenant who wishes to make representations about this application, should write to the council within 21 days of the date of this notice.

Signatory:

Signatory	Title	Mr	Forename	A
	Surname	Smith (Caldecotte Consultants for Admiral Taverns Limited)		
Signature				

Date (dd-mm-yyyy) 15-08-2012

Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

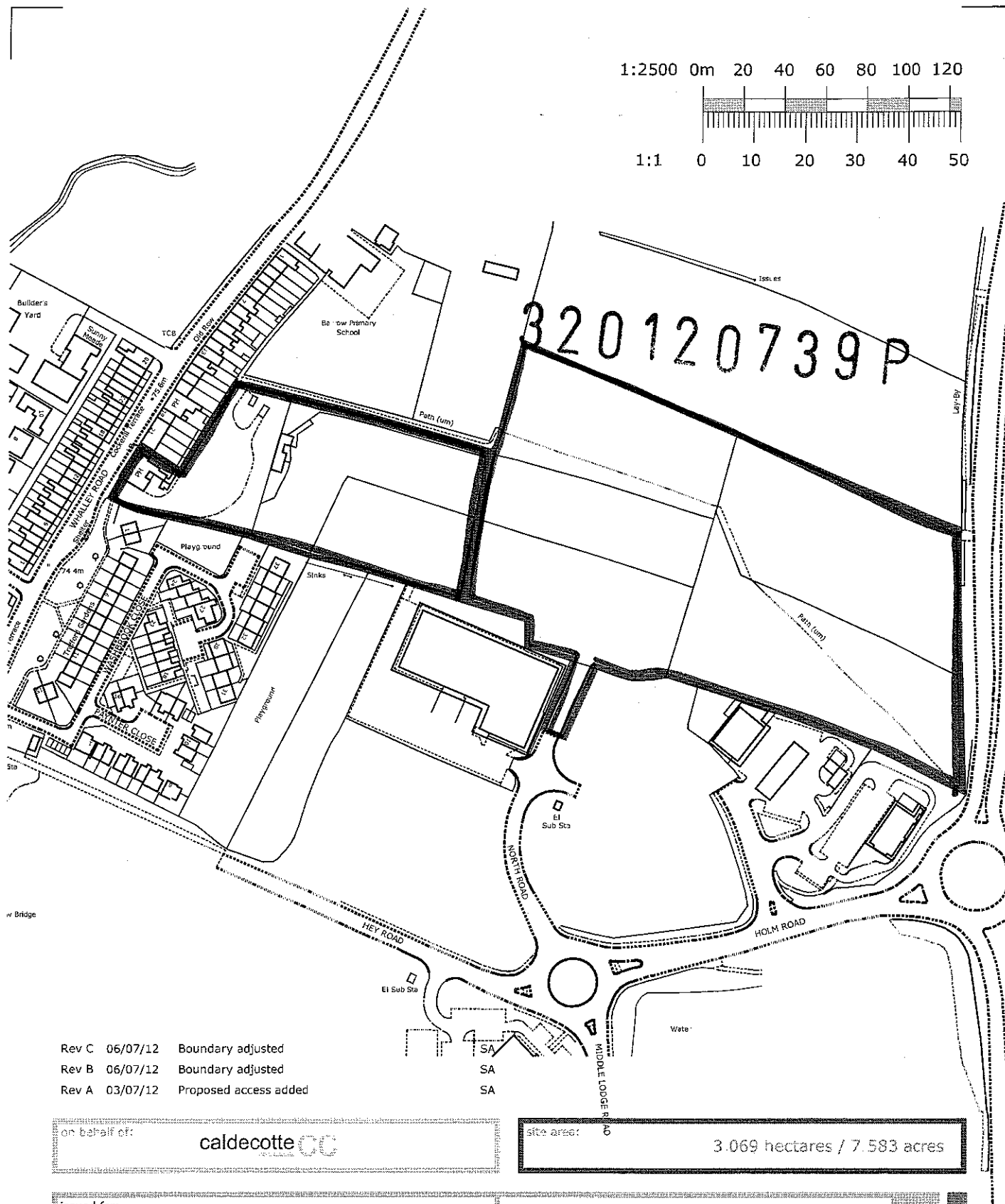
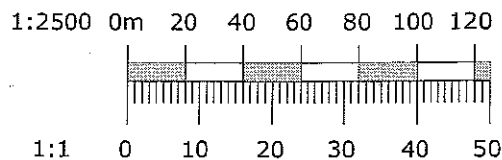
Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.

'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Once completed this form needs to be served on the owner(s) or tenant(s)

Print Form



Rev C 06/07/12 Boundary adjusted
 Rev B 06/07/12 Boundary adjusted
 Rev A 03/07/12 Proposed access added

on behalf of: **caldecotte CC**

site area: 3.069 hectares / 7.583 acres

issued for: **PLANNING**

project:
**LAND OFF WHALLEY ROAD
 BARROW**
 drawing:
**EMPLOYMENT SITE
 LOCATION PLAN**

project
 number:
5251
 drawing
 number:
08

north:



revision:
C

sursham tompkins est 1961
 architectural services & project management



■ cottage farm ■ sywell ■ northampton ■ NN6 0BJ
 ■ t: 01604 64 65 66 ■ f: 01604 64 63 62 ■ e: info@surshamtompkins.co.uk
 ■ w: www.surshamtompkins.co.uk

scale: 1:2500 paper size: A4 SA drawn by: 03/07/12 checked: date: XX/XX/XX