

For office use only

Application No.

320120783P

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	First name:	David	Surname:	Ingham	
Company name:						
Street address:	Wallbanks Farm, Chipping Road			Country Code	National Number	Extension Number
				Telephone number:		
	Chaigley			Mobile number:		
Town/City:	Clitheroe			Fax number:		
County:	Lancashire			Email address:		
Country:						
Postcode:	BB7 3LX					

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Julia	Surname:	Pye	
Company name:	J Pye Planning					
Street address:	Hill Crest Farm			Country Code	National Number	Extension Number
	Startifants Lane			Telephone number:	07803557019	
	Chipping			Mobile number:		
Town/City:	Preston			Fax number:		
County:				Email address:		
Country:	United Kingdom					
Postcode:	PR3 2NP			jpyeplanning@gmail.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use of Agricultural land to domestic to accommodate proposed detached domestic garage Change of use of domestic land agricultural land to include the demolition of 2 existing buildings.

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:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	Wallbanks Farm		
Street address:	Chipping Road		
	Chaigley		
Town/City:	Clitheroe		
County:	<input type="text"/>		
Postcode:	BB7 3LX		

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

Easting:	366891
Northing:	442410

Description:

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:	Mr	First name:	Mark	Surname:	Baldry
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Reference:

3/2012/0643

Date (DD/MM/YYYY):

16/08/2012

(Must be pre-application submission)

Details of the pre-application advice received:

Previous application has been withdrawn based on discussions with the planning officer. Based on this information this full planning application has been submitted.

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:

Natural sandstone to match the existing dwelling and boundary walls

9. (Materials continued)

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Roof - description:Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Slate to match existing dwelling

Windows - description:Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Timber double glazed units

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:

Location map

Ground plans and elevations

Design and access 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	3	3	0
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

N/A

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:

Agricultural

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	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

18. All Types of Development: Non-residential Floorspace (continued)

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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	48.4	48.4	61.7	13.3
	Total	48.4	48.4	61.7	13.3

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

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?

61.75

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: Mrs

First name: Julia

Surname: Pye

Person role: Agent

Declaration date:

30/08/2012

☒ 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

Notice recipient		Date notice served
Name:	n/a sole tenant	<div></div>
Number:	<div></div> Suffix: <div></div>	
Street:	<div></div>	
Locality:	<div></div>	
Town:	<div></div>	
Postcode:	<div></div>	
Title: Mrs <div></div> First Name: Julia Surname: Pye		
Person role:	Agent	Declaration date: 30/08/2012 <input checked="" type="checkbox"/> Declaration Made

26. Declaration

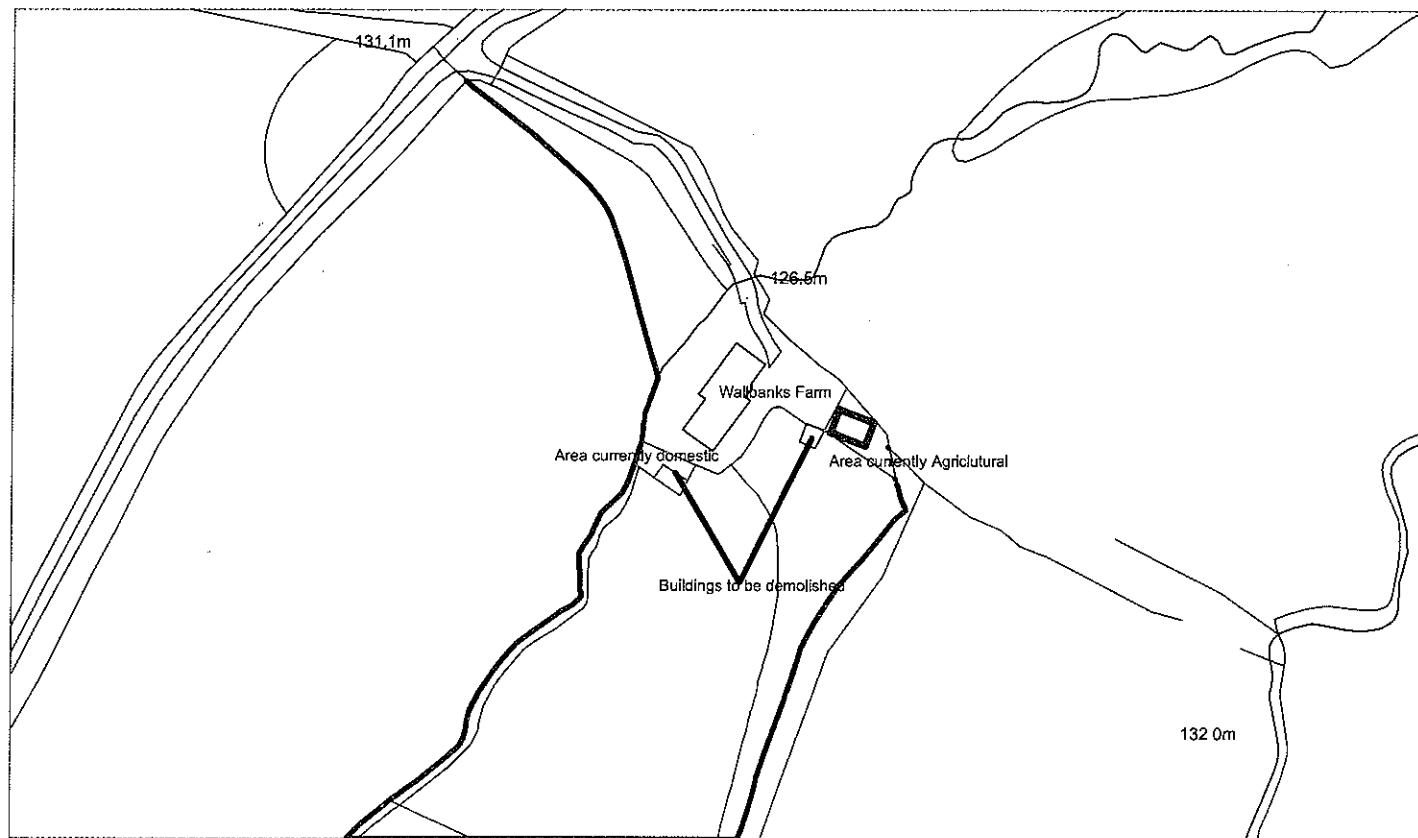
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving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



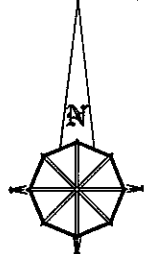
Date

30/08/2012

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Scale 1:1250

Design and Access Statement

In support of a Planning Application for

**The change of use of agricultural land to
domestic to accommodate proposed
detached domestic garage. Change of use
of domestic land to agricultural use.
Demolition of two existing buildings**

Applicant

**Mr D Ingham
Wallbanks Farm
Chipping Road
Chaigley
BB7 3LX**

Appearance

The proposed garage has been designed to reflect the traditional house already on site, and has been designed using materials to match to ensure the new garage will blend into the existing built environment of the dwelling.

Siting

The application includes a change of use of two parcels of land within the applicants ownership. This will ensure that the domestic garage once the change of use has been completed will be sited on domestic land and not agricultural land. This area of land lends itself to being domestic due to the topography and shape of this parcel of land. Therefore the applicant is willing to trade part of his existing domestic curtilage which can and is being used as agricultural land. Once these change of uses have been completed to domestic curtilage of the land will be well defined and in keeping with the house.

Landscaping

No hard or soft landscaping is proposed as part of this application however if the local authority felt landscaping was necessary the applicant would be happy to discuss this whilst the application is in.

Use

The applicants already have a domestic garage attached to their house, however this is currently used to capacity by the applicants domestic vehicles currently two vehicles. The proposed garage will provide him with the much needed secure storage he needs for his van and also parking for his daughters car as well as domestic storage items. The proposed building will replace two structures on site, one has recently been demolished and the other stone building is still in situ. The existing building is in a bad state of repair and needs to be demolished, it then makes sense for this to be replaced with a modern building the applicant can utilise to enhance the site.

In addition to the garage the applicant is proposing to put 14 PV solar panels on the roof of the garage to provide him with electricity and hot water. This will not only help to reduce his carbon foot print but also provide him with a modest income for the next 20 years from the feed in tariff. The panels proposed are Sharp Mono Crystalline 220 panels which measure 1m x 1.65m. These panels will be provided on the south elevation of the garage to maximise the daylight and make the panels as efficient as possible. These will work in conjunction with the air source unit the applicant has to run his heating from.

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The container on site will also be removed if this application is successful, which will further enhance the visual impact of the site of the site.

Layout

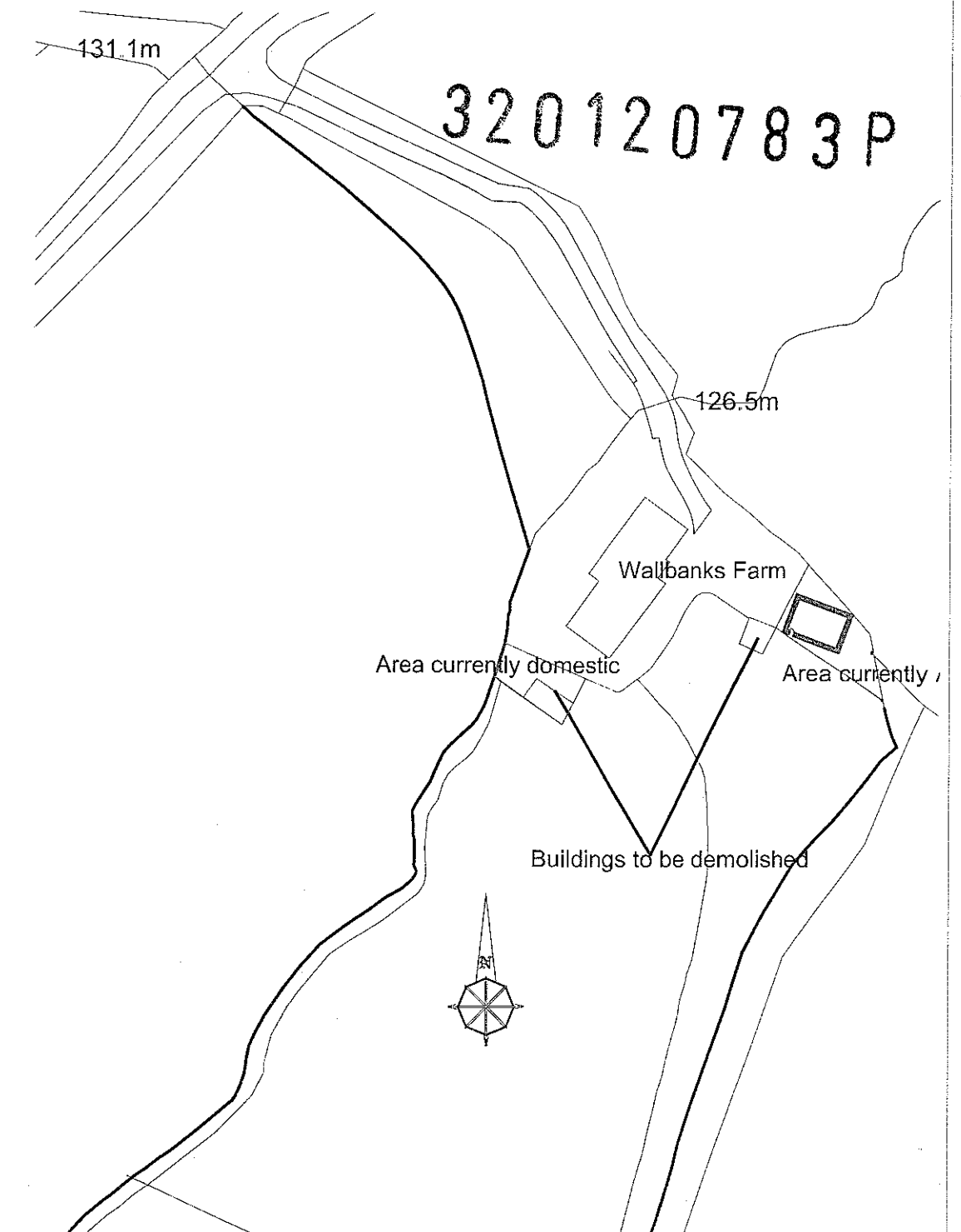
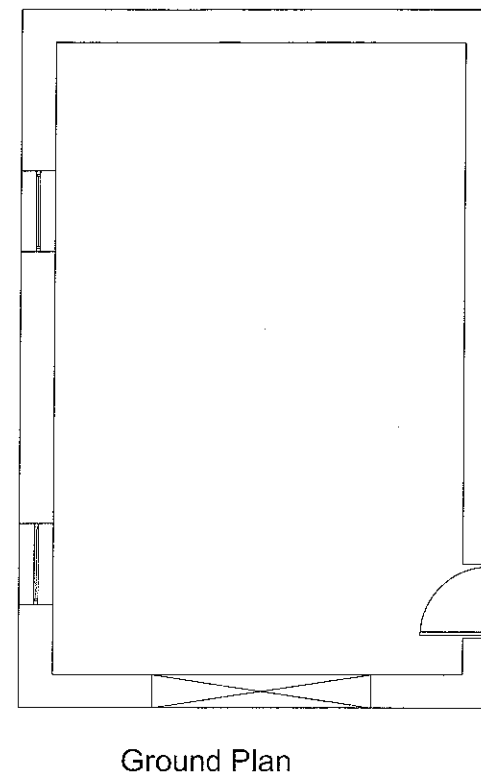
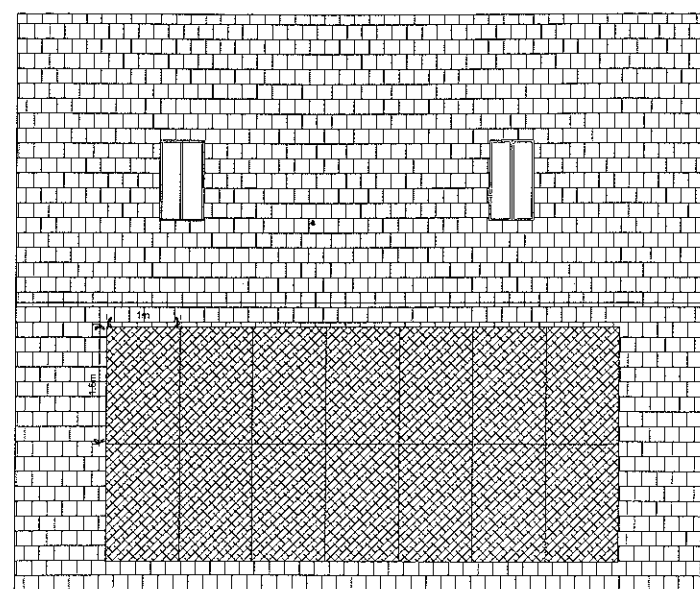
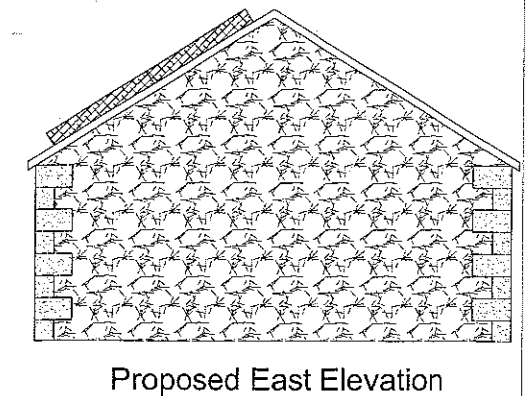
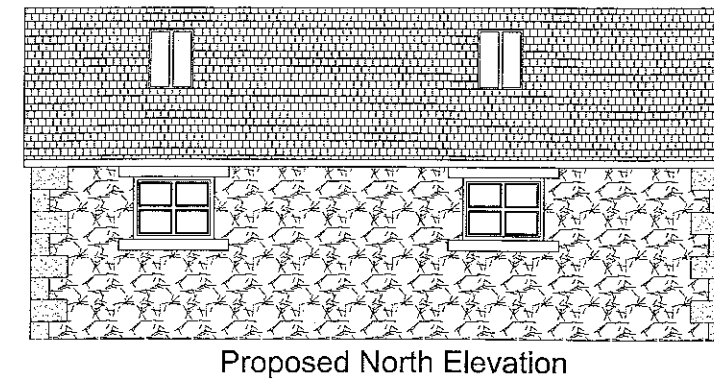
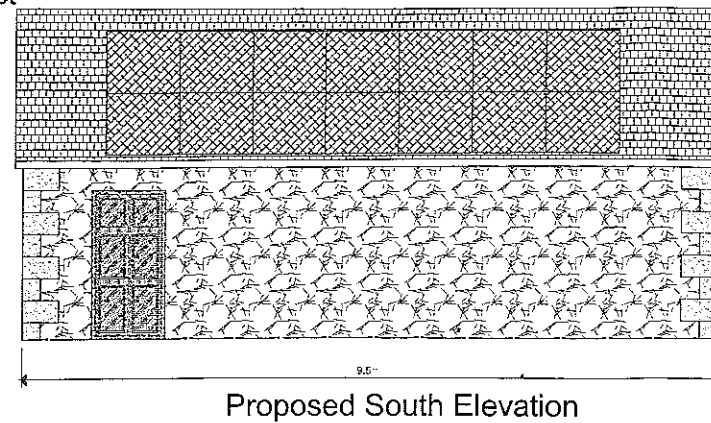
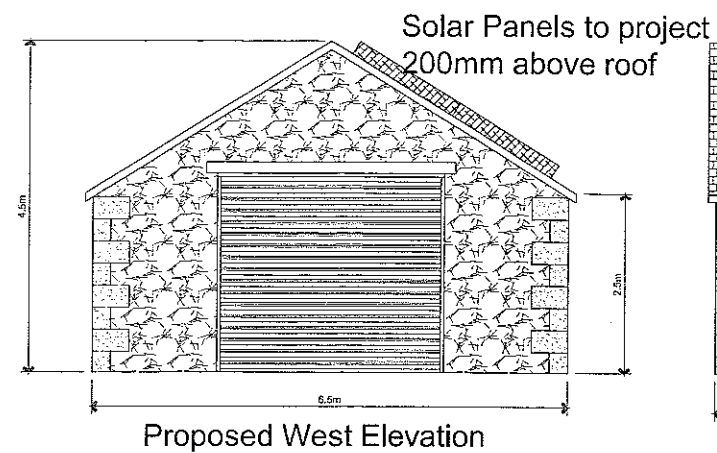
The layout of the existing and proposed buildings can clearly be seen on the drawings which accompany this planning application.

Scale

The scale of the building is in keeping with the site and will not cause any detrimental impact on the surrounding area nor the residential curtilage. The proposed garage will measure 6.5m x 9.5m giving a total new floor area of 61.75m². This will replace the 49.84m² to be demolished giving a total increase of floor area of 11.91m² which is minimal. The height to the eaves will be 2.5m and height to the ridge will be 4.5m.

Access

Access to the building will be from the existing farm yard, there is adequate room for the turning and maneuvering of vehicles and room for emergency services if they were ever required on site.



Julia Pye

Hill Crest Farm, Sterkfontein Lane Chipping PR3 2NP
Tel 01905 618178 07803557019
email: jpyeplanning@gmail.com

Clients Details

Mr D Ingham

Project Details

Change of use of agricultural land to domestic to accommodate proposed detached domestic garage. Change of use of domestic land to agricultural. Including the demolition of two existing buildings

Project Address

Wallbanks Farm
Chipping Road
Chalgley
BB7 3LX

Drawing No.

DU04/15/1

August 2012

1:100

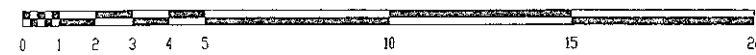
Julia Pye

DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE

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SCALE IN METRES

1:100



Plot Sheet @ A1 1:50