



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. 320120874 P

Date received 21/6/12

Fee paid £

Receipt No:

Application for Outline Planning Permission With Some 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:	Mr	First name:	John	Surname:	Sunter
Company name:	Diocese of Blackburn				
Street address:	Church House		Country Code	National Number	Extension Number
	Cathedral Close		Telephone number:		
			Mobile number:		
Town/City:	Blackburn		Fax number:		
County:			Email address:		
Country:					
Postcode:	BB1 5AA				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Daniel	Surname:	Hamer
Company name:	Lea Hough				
Street address:	8 Eaton Avenue		Country Code	National Number	Extension Number
	Matrix Office Park		Telephone number:	01772458866	
	Buckshaw Village		Mobile number:		
Town/City:	Euxton		Fax number:		
County:			Email address:		
Country:					
Postcode:	PR7 7NA		daniel@leahough.co.uk		

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

☒ Access ☐ Appearance ☐ Landscaping ☐ Layout ☐ Scale

Please describe the proposal:

Erection of a dwelling

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:	11	Suffix:	
House name:			
Street address:	Whalley Road		
	Billington		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 9NA		

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

Easting:	372408
Northing:	435729

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:	Gareth	Surname:	Fort
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Reference:	RV/2012/ENQ/00033
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Date (DD/MM/YYYY):	10/05/2012	(Must be pre-application submission)
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Details of the pre-application advice received:

Comment on the acceptability of the principle of the proposal, feedback from LCC Highways and guidance on design issues.

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Drawing V.200.361.A-02 Rev A

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):

9. (Materials continued)

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Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Unknown

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Unknown

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Unknown

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Unknown

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Unknown

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Unknown

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Unknown

Others - description:

Type of other material:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Unknown

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ 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	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

Are you proposing to connect to the existing drainage system?

☒

Yes

☐

No

☐

Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Utilities infrastructure available in Whalley Road

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:

Garden to Vicarage

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

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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					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

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 ☐ Unknown**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?

00.16

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: First name: Surname:
Person role: Declaration date: ☒ 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:

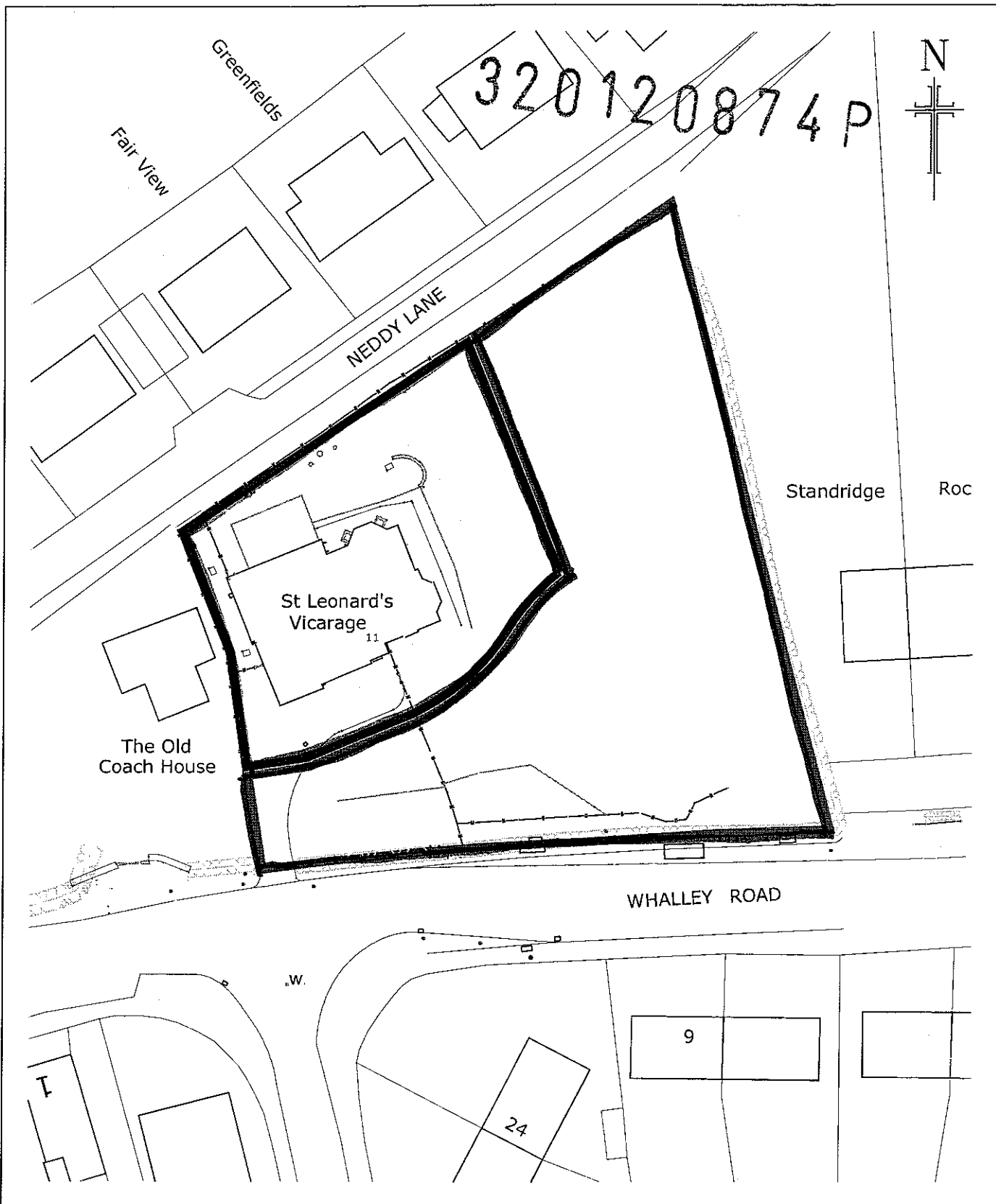
If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing sole tenant - not applicable in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: ☒ 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



LeaHough

CHARTERED SURVEYORS
Survey Valuation Design Planning Sales

Blackwater House
Phoenix Business Park
Blackwater Road
Blackburn
Lancashire
BB1 5RW
Tel: 01254 260196
Email: info@leahough.co.uk
Web: www.leahough.co.uk

8 Eaton Avenue
Maurix Office Park
Buckshaw Village
Preston
Lancashire
PR7 7NA
Tel: 01772 458866



DRAWING NUMBER: V.200-361.A/04	REV: A	DRAWN BY: GM	SCALE: 1:500	PAPER SIZE: A4	DATE: September 2012
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PLAN REFERRED TO:
St Leonard's Vicarage, 11 Whalley Road,
Billington, BB7 9NA

Based on the Ordnance Survey with the sanction
of the Controller of HM Stationery Office
Crown Copyright

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TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL

Site: St Leonard's Vicarage, 11 Whalley Road, Billington, Lancashire, BB7 9NA

Agent for Client: Lea, Hugh & Co.

Surveyor: Phill Harris – Chartered Arboriculturist

Assessment Dates: 24 June 2011

Job Reference: BTC197

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No.	Species	Height	Stem Diam.	Branch Spread	Height of C.C.	Age	PC	Comments on Condition, etc.	Management Recommendations	ERC	Cat. Grade	RPA (m ²)	RPA Radius (m)
T1	Cherry (<i>Prunus</i> sp.)	5	160	N 4 E 2.5 S 3.5 W 4.5	1	SM	G	■ Bottle grafted at a height of approximately 1.2m	■ No work required	20-40	C1	11.58	1.92
T2	Ash (<i>Fraxinus excelsior</i>)	15	900 (ms)	N 8 E 1 S 6 W 8.5	2	M	G	■ Coppice re-growth with stem dividing into multiple sub-stems at a height of approximately 0.2m with several partially included bark unions. ■ Highly biased crown to west due to suppression by neighbouring tree T3. ■ Extensive basal decay with black staining.	■ Remove due to poor structural condition. ■ Treat stump with suitable herbicide to prevent regrowth.	<10	R	254.50	9
T3	Sycamore (<i>Acer pseudoplatanus</i>)	15.5	800 (ms)	N 4 E 6.5 S 6.5 W 2	2.5	M	G	■ Stem trifurcates into sub-stems at a height of approximately 0.3m with included bark unions. ■ Several girdling roots.	■ No work required	20-40	B1/2	201.09	8
T4	Ash	19	600	N 7.5 E 5 S 2.5 W 5	2	EM	G	■ Stem bifurcates into co-dominant primary branches at a height of approximately 1.5m with a partially included bark union. ■ Two sub-stems evidently previously removed at ground level with one stem now being extensively decayed.	■ No work required	10-20	C1	162.88	7.2
T5	Aspen (<i>Populus tremula</i>)	17	470	N 2.5 E 2 S 6 W 2.5	4	M	G	■ Minor stem lean to south-east	■ No work required	20-40	B1/2	99.95	5.64
T6	Ash	15	220	N 1.5 E 1 S 4.5 W 1	5	Y	G	■ Moderately biased crown due to partial suppression by neighbouring tree(s)	■ No work required	20-40	C1	21.90	2.64

HEADINGS & ABBREVIATIONS

No.	Allocated Tree (T), Group (G), Woodland (W) or Hedge (H) reference number - refer to plan and to numbered tags where applicable
Species:	Common and botanical name in brackets where appropriate
Height:	In metres - where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree
Stem Diam.:	Stem diameter in millimetres - measured or estimated at a height of approximately 1.5 metres above ground level or just above the roof line for multi-stemmed trees. MS = multi-stemmed, TS = two-stemmed
Branch Spread:	Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown
Height of CC:	Height of crown clearance in metres - measured at lowest point above adjacent ground level - to inform on crown to height ratio, potential for shading, etc
Age:	Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
PC:	Physiological Condition - a measure of the tree(s) overall vitality i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
Comments on Condition, etc.:	Comments relating to the tree(s) overall condition and any other pertinent factors including structural defects, current and potential structural damage, physiological decline, poor form, etc
Management Recommendations:	Either Preliminary or 'In Consideration of the Proposal' - In the case of Arboricultural Constraints Surveys the recommended management works only take existing site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate
ERC:	Estimated Remaining Contribution - in years as per BS5837:2005 (i.e. less than 10, 10-20, 20-40, more than 40)
Cat. Grade:	Category Grade - tree retention value listed as R or A to C - broadly in line with BS5837:2005 table 1
RPA m ² :	Root Protection Area in m ² - calculated area around the tree that must be appropriately protected throughout the development process in order to avoid root damage
RPA Radius (m):	Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection

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T7	Ash	10	280	N 0 E 2 S 6 W 1	3	SM	G	Highly biased crown to south due to suppression by neighbouring tree(s)	No work required	10-20	C1	35.47	3.36
T8	Aspen	19.5	540	N 3 E 3 S 5 W 3.5	2	M	G	Stem bifurcates into primary branches at a height of approximately 5m. Several growths to primary branches	No work required.	20-40	B1/2	131.93	6.48
T9	Ash	19	370	N 6.5 E 0.5 S 1.5 W 5.5	4	SM	M	Highly biased crown to north-west due to suppression by neighbouring tree(s). Large number of cankers up stem	No work required	10-20	C1	61.94	4.44
T10	Ash	18	310	N 7.5 E 5.5 S 0 W 1	5	SM	G	Highly biased crown to north due to suppression by neighbouring tree(s)	No work required.	10-20	C1	43.48	3.72
T11	Ash	21	330	N 4 E 5 S 0 W 3	12	SM	G	Moderately biased crown to north due to partial suppression by neighbouring tree(s)	No work required	>40	B1/2	49.27	3.96
T12	Ash	21	350	N 1.5 E 4.5 S 3.5 W 0.5	5	SM	G	Moderately biased crown to south-east. Stem bifurcates into co-dominant primary branches at a height of approximately 3m.	No work required.	>40	B1/2	55.42	4.2
T13	Ash	14	400	N 0.5 E 4 S 5 W 3.5	4	SM	G	Highly biased crown to south due to suppression by neighbouring tree(s). Growing from large extensively decayed stump	Remove due to poor structural condition. Treat stump with suitable herbicide to prevent regrowth	<10	R	50.27	4
T14	Hawthorn (<i>Crataegus monogyna</i>)	8	330	N 2.5 E 2 S 4.5 W 1.5	3	M	M	Very dense ivy up stem. Crown showing signs of a moderate reduction in vitality with moderately small leaves.	Sever ivy	10-20	C1	49.27	3.96

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No.	Species	Height	Stem Diam.	Branch Spread	Height of CC	Age	PC	Comments on Condition, etc.	Management Recommendations	ERC	Can. Grade	RPA (m ²)	RPA Radius (m)
T15	Silver Birch (<i>Betula pendula</i>)	10	120	N 1 E 1 S 2 W 0.5	5	Y	M	No visible structural defects	No work required.	>40	C1	6.52	1.44
T16	Silver Birch	10	130	N 0.5 E 2 S 1.5 W 1	5	Y	G	No visible structural defects.	No work required	>40	C1	7.65	1.56
T17	Silver Birch	11.5	150	N 2 E 2 S 1.5 W 1	4.5	SM	G	No visible structural defects	No work required.	>40	C1	10.18	1.8
T18	Hawthorn	8	110	N 1.5 E 1.5 S 2 W 2	3	SM	G	Stem divides into multiple primary branches at a height of approximately 2m.	No work required	>40	C1	5.47	1.32
T19	Silver Birch	12.5	180	N 2 E 2 S 1 W 0.5	5	SM	G	Minor stem kink at a height of approximately 1.5m.	Remove stake	>40	B1/2	14.66	2.16
T20	Ash	10	90	N 2 E 2 S 2 W 1	4.5	Y	G	No visible structural defects.	No work required	>40	C1	3.66	1.08
T21	Silver Birch	15.5	220	N 2 E 3 S 2 W 1	5	SM	G	No visible structural defects	No work required	>40	B1/2	21.90	2.64
T22	Lawson Cypress (<i>Chamaecyparis lawsoniana</i>)	14	390	N 4 E 2.5 S 3 W 2	0.5	SM	G	Number of acute included bark unions of branches.	No work required.	10-20	C1	68.82	4.68

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T23	Silver Birch	14.5	200	N 1.5 E 2 S 2 W 1.5	6	SM	G		No work required.	>40	B1/2	18.10	2.4
T24	Ash	11	250	N 3 E 4 S 5 W 2	2	SM	G	Well established upright epicormic branch growing from north side of base with acute included bark union Dense ivy up stem. Evidence that possibly topped in past at a height of approximately 4m.	Prune to remove epicormic branch from base Sever ivy	10-20	C1	28.28	3
T25	Sycamore	15.5	750 (ms)	N 5.5 E 6 S 4.5 W 4	5	M	G	Multi-stemmed from ground level with acute included bark unions. Coppice re-growth. Several further included bark unions of branches. Some decay to base.	No work required	10-20	C1	176.74	7.5
T26	Purple Norway Maple (<i>Acer platanoides</i> 'Crimson King')	6	120	N 3 E 1.5 S 3 W 3	1	Y	G	Stem bifurcates into co-dominant primary branches at a height of approximately 1.5m with a tight fork.	No work required	20-40	C1	6.52	1.44
T27	Ash	10	500 (ms)	N 3 E 5 S 3 W 1	2.5	EM	G	Stem divides into multiple sub-stems at a height of approximately 0.3m with tight forks. Previously heavily topped at a height of approximately 4.5m with subsequent re-growth and decay to branches below unions. Short projected remaining safe life expectancy.	Remove due to short projected remaining safe life expectancy. Grind out sump	<10	R	78.55	5
T28	Aspen	19.5	760 (ts)	N 5 E 6 S 4.5 W 1	4	M	G	Part of group with T29. Stem bifurcates into co-dominant sub-stems at a height of approximately 1m with a slightly tight fork Dense ivy to stems.	Sever ivy	10-20	C1	181.48	7.6
T29	Aspen	19.5	440	N 4 E 1 S 3.5 W 6.5	6	EM	G	Part of group with T28. Moderately biased crown to west	No work required	10-20	C1	87.59	5.28

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No.	Species	Height	Stem Diam.	Branch Spread	Height of CC	Age	PC	Comments on Condition, etc.	Management Recommendations	ERC	Can. Grade	RPA (m ²)	RPA Radius (m)
T30	Common Oak (<i>Quercus robur</i>)	10	620	N 5 E 4 S 2 W 4	4	M		- Evidently growing outside boundary within neighbouring access road land. - Not inspected in detail. - Crown showing signs of a severe and progressive reduction in vitality. - Number of large cavities to stem.	Inspect in detail.	<10	R1	173.92	7.44
T31	Common Yew (<i>Taxus baccata</i>)	11	410 (ms)	N 3 E 3 S 6 W 5	0	SM		- Stem divides into multiple primary branches at a height of approximately 1m with tight forks. - Extensive foliar dieback throughout crown.	Monitor physiological condition.	20-40	B1/2	52.82	4.1
T32	Sycamore	7	100	N 3 E 2 S 0.5 W 1.5	2	Y	G	Highly biased crown to north-east due to suppression by neighbouring tree(s)	No work required	>40	C1	4.52	1.2
T33	Ash	14	250	N 5 E 7 S 0 W 0	4	SM	G	Highly biased crown and severe stem lean to north-east	No work required	10-20	C1	28.28	3
T34	Hawthorn	13.5	440 (ms)	N 3 E 2 S 5 W 3	2	M	P	- Stem divides into multiple sub-stems at a height of approximately 1m with tight forks. - Crown showing signs of a significant and evidently progressive reduction in vitality with very small leaves. - Short projected remaining safe life expectancy.	- Remove due to short projected remaining safe life expectancy. - Grind out sump	<10	R	60.83	4.4
T35	Sycamore	16	820 (ms)	N 6 E 5 S 7.5 W 5	2.5	M	G	Stem trifurcates into sub-stems at a height of approximately 0.3m with tight forks and an included bark union.	No work required	20-40	B1	211.27	8.2
G1	Privet, Ash, Elder, Hawthorn, Silver Birch etc.	≤ 10	≤ 150 (ms)	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 2	≥ 0	Y	G	Very closely spaced group of multi-stemmed shrubs and very young trees.	No work required	>40	C1/2	≤ 7.07	≤ 1.5
G2	3no. Plum (<i>Prunus Domestica</i>)	≤ 6	≤ 150	N ≤ 4 E ≤ 2 S ≤ 1 W ≤ 3	≥ 5	SM	M	- All three trees have highly biased crowns - Low value.	No work required	10-20	C1/2	≤ 10.18	≤ 1.8

TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL

Site: St Leonard's Vicarage, 11 Whalley Road, Billington, Lancashire, BB7 9NA

Agent for Client: Lea, Hugh & Co.

Surveyor: Phill Harris – Chartered Arboriculturist

Assessment Dates: 24 June 2011

Job Reference: BTC197

Page: 6 of 6

No.	Species	Height	Stem Diam.	Branch Spread	Height of CC	Age	P.C.	Comments on Condition, etc.	Management Recommendations	ERC	CoL Grade	RPA (m)	RPA Radius (m)
G3	4no Aspen	≤ 19	≤ 400	N ≤ 4 E ≤ 3.5 S ≤ 4 W ≤ 4	≥ 2	EM	G	Very closely spaced group with interconnecting crowns	- Remove youngest tree due to suppressed growth and treat stump with herbicide - Remove mown grass from rootzone	20-40	B1/2	≤ 72.39	≤ 4.8
H1	Snowberry	≤ 1.5	≤ 100	≤ 1.5 wide	≥ 0	EM	G	Hedge along boundary	No work required.	>40	C2	≤ 4.52	≤ 1.2
H2	Hawthorn	≤ 1.5	≤ 100	≤ 1.5 wide	≥ 0	SM	G	Hedge along boundary	No work required.	>40	C2	≤ 4.52	≤ 1.2
H3	Snowberry Holly etc	≤ 1.5	≤ 100	≤ 1.5 wide	≥ 0	SM	G	Hedge along boundary	No work required	>40	C2	≤ 4.52	≤ 1.2

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BS5837:2005 Table 1 – Cascade Chart for Tree Quality Assessment

Trees for removal				
Category and definition		Criteria		Identification on plan
Category R Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management		• Trees that have serious, irremediable, structural defect such that their early loss is expected due to collapse, including those that will become unviable after removal of other R category trees such as where for whatever reason, the loss of companion shelter cannot be mitigated by pruning • Trees that are dead or are showing signs of significant immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby for example Dutch Elm Disease, or very low quality trees suppressing adjacent trees of better quality Note – Habitat reinstatement may be appropriate. For example R category tree used as a bat roost: installation of bat box in nearby tree.		Dark Red
Trees to be considered for retention				
Category and definition	Category – Subcategories			Identification on plan
	1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values, including conservation	
Category A Those of high quality and value: in such a condition as to be able to make a substantial contribution. A minimum of 40 years is suggested	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal Arboricultural features for example the dominant and/or principal trees within an avenue	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance for example avenues or other arboricultural features assessed as groups	Trees, groups or woodlands of significant conservation, historical commemorative or other value for example veteran trees or wood-pasture	Light Green
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested	Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage	Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not individually essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better. A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	Mid Blue
Category C Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	Grey
Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development young trees with a stem diameter of less than 150mm should be considered for relocation				

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**PLANNING, DESIGN AND ACCESS STATEMENT
TO SUPPORT AN OUTLINE PLANNING APPLICATION
(ALL MATTERS RESERVED OTHER THAN ACCESS)**

For

Residential Development

on

**Land adjacent to St Leonards Vicarage
11 Whalley Road
Billington
BB7 9NA**

LeaHough

8 EATON AVENUE, MATRIX OFFICE PARK, BUCKSHAW VILLAGE, PR7 7NA

T: 01772 458866

E: info@leahough.co.uk

W: www.leahough.co.uk



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1.0 Introduction

- 1.1 This Planning, Design and Access Statement has been prepared to accompany an outline planning application (all matters reserved other than access) for residential development on land adjacent St Leonards Vicarage, Billington.
- 1.2 The purpose of the document is twofold. Firstly, to demonstrate the acceptability of the principle of the proposed development and access arrangement. Secondly, to present general design parameters which illustrate that the proposed development can be accommodated on the site. These can subsequently be carried forward in any future reserved matters planning application.
- 1.3 It should be noted that the proposal has been the subject of a recent pre – application enquiry under Reference: RV/2012/ENQ/00033. This concluded that development of the site for residential use would be acceptable in principle subject to appropriate highway visibility standards being met and the design of the proposal being responsive to the physical characteristics of the site and the character of the area.

2.0 Site Context

- 2.1 St Leonards Vicarage is situated in the settlement of Billington approximately 1km to the south of Whalley. It is bound to the north by Neddy Lane, to the south by Whalley Road and to the east and west by residential properties known as The Old Coach House and Standridge respectively. Bus stops are located to the site frontage either side of the carriageway; these provide services to Clitheroe, Blackburn, Darwen and Preston.
- 2.2 The total landholding measures approximately 0.26ha. The Vicarage is a two storey building sited to the western boundary of the plot and fronting onto Whalley Road. It is adjoined by a large garden area to the east and surrounded by extensive tree / hedgerow cover on its boundaries. Access is achieved to the southwest corner from Whalley Road.
- 2.3 The application site consists of the eastern half of the landholding. It measures approximately 0.16ha.
- 2.4 There is no planning history attached to the site.

3.0 Planning Policy Context

National Planning Policy Framework (March 2012)

- 3.1 Planning law requires that applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF, which sets out the Government's planning policies and how these are expected to be applied, is one such material consideration. The primacy of the development plan is based on the assumption that it strongly favours sustainable patterns of development.

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3.2 The NPPF states that the purpose of the planning system is to contribute to sustainable development through the balanced consideration of economic, social and environmental factors. Further to this it maintains a presumption in favour of sustainable development. For decision making this means that proposals in accordance with the development plan should be approved 'without delay', or where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole; or
- Specific policies in the NPPF indicate development should be restricted (i.e. Green Belt, SSSIs, AONBs, etc.)

3.3 Appendix 1 sets out the mechanism for implementing the NPPF. In circumstances where development plans have been adopted since 2004 (in accordance with the Planning and Compulsory Purchase Act 2004) full weight can be given to relevant policies (up to March 2013 even if there is a limited degree of conflict with the NPPF). In other cases and following March 2013, due weight is to be given to relevant policies of development plans according to their degree of consistency with the NPPF (The Ribble Valley Local Plan is an old style plan not prepared under the Planning and Compulsory Purchase Act 2004, only policies consistent with the NPPF can be given significant weight).

3.4 The NPPF requires local planning authorities to boost significantly the supply of housing. The supply of specific deliverable housing sites should be sufficient to provide for housing requirements for five years with an additional buffer of 5% (20% if there has been persistent under delivery) to ensure choice and competition in the market for land.

3.5 Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies should not be considered up - to - date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

Regional Spatial Strategy for the North West (2008)

3.6 The RSS for the North West remains part of the development plan until formal revocation. It is underpinned by several core development principles that inform spatial and development planning across the region. These include the key objectives of:

- Building sustainable communities;
- Efficient use of existing resources and infrastructure;
- Promotion of environmental quality; and
- Management of travel demand.

Ribble Valley Districtwide Local Plan (1998)

Policy G1

3.7 All development proposals will be expected to provide a high standard of building design and landscape quality will be expected. Development which does so will be permitted unless it adversely affects the amenity of surrounding areas. In determining planning applications a number of criteria will be applied, including:

- Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature;
- Developments should make adequate arrangements for car parking (Policy T7);
- A safe access should be provided appropriate to the scale and type of traffic likely to be generated;
- Density, layout and relationship between buildings are of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities;
- Developments should provide adequate day lighting and privacy; and
- Materials used should be sympathetic to the character of the area.

Policy G2

3.8 Policy G2 states that development will mainly be directed towards land within the main settlement boundaries. Within the Billington the policy states that development wholly within the built part of the settlement or the rounding-off of the built-up area will be approved.

Policy ENV13

3.9 Development proposals affecting important landscape features will be refused except in circumstances where works of mitigation or enhancement can be implemented.

Policy T1

3.10 In making decisions on development proposals weight will be attached to matters including:

- The availability and adequacy of public transport to serve those moving to and from the development;
- The relationship of the site to the primary route network; and
- Proposals which promote development within existing developed areas at locations which are highly accessible by means other than the private car.

4.0 Proposal

- 4.1 This outline planning application only seeks approval of the principle of the proposed development and the proposed siting of the access arrangement. The appearance, landscaping, layout and scale of the development would be the subject of a reserved matters application at a later date. However, in order to demonstrate how the proposed development could be achieved on the site indicative design parameters are provided.

Matters for Determination

Principle

- 4.2 Although the Ribble Valley Local Plan is an old style plan not prepared under the Planning and Compulsory Purchase Act 2004 the policies directly relating to the proposal are considered broadly consistent with the NPPF and as such they provide the basis for consideration of the proposal.
- 4.3 The site falls within the boundary of the settlement and its development would constitute 'a rounding off' (as defined in Paragraph 3.2.7 of the Local Plan); therefore the proposal is considered acceptable in principle in the context of Policy G2 of the Local Plan.
- 4.4 Given that the surrounding area is primarily residential in character and the site is located between two dwellings a residential use is appropriate. As the site is located within walking / cycle distance of local services and shops in Whalley and within close proximity of public transport connections it benefits from good sustainability credentials; its development for residential use would therefore be consistent with Local Plan Policy T1.
- 4.5 The Housing Land Availability report presented to the Ribble Valley Borough Council Planning and Development Committee on 13th September 2012 identifies that 5.82 years of supply is available based on the RSS requirement and 4.9 years of supply is available based on the emerging Core Strategy DPD requirement. As the emerging Core Strategy DPD housing requirement for the period 2008 – 2028 is underpinned by an up – to – date assessment ('Defining a Local Housing Requirement – November 2011) which takes into account the housing needs of the borough and the Government's agenda for boosting housing growth the proposal should be considered within the context of the latter housing supply figure (i.e. 4.9 years). Given that the aforementioned study has a base date of 2008 and completions in the period 2008 – 2012 have not delivered even the RSS requirement, failure to adopt this approach would neglect to respond to identified current housing needs and exacerbate any (existing and future) delivery shortfall in the intervening period until the Core Strategy DPD is adopted at some stage in 2013. Further to this, the proposal should be viewed favourably in accordance with the presumption in favour of sustainable development set out in the NPPF as the local planning authority do not have a five year housing land supply.

- 4.6 To inform the design process a tree schedule and tree constraints plan have been prepared. These demonstrate that the higher quality trees (Grade B) are generally located to the northern and southern boundaries. The accompanying indicative layout (Drawing V.200-361.A/02 Rev A) illustrates that these trees could all be retained without detriment. The development area would be created wholly through the removal of lower quality trees (Grade C / R). For illustrative purposes all such trees have been removed from the proposed site plan, although in practice it may be the case that trees not within the immediate vicinity of the proposed dwelling would only be subject to a programme of selective removal / management works. There would also be no adverse effects on the hedgerows to the northern and southern boundaries. The proposal retains key landscape features and is therefore consistent with Policy ENV13.

Access

- 4.7 Access to the proposed development (and the Vicarage building) will continue to be achieved from the southwest corner of the site (see Drawing V.200-361.A/02 Rev A). Further to pre-application feedback from Lancashire County Council Highways, 2m x 50m visibility splays are provided (subject to relocation of a section of hedgerow to the east of the access) and the access has been widened to 4.5m to enable vehicles to pass one another on ingress / egress. The access will remain ungated to prevent the potential interruption of traffic flows along the carriageway.
- 4.8 As illustrated in the accompanying indicative layout (Drawing V.200-361.A/02 Rev A) each dwelling could be provided with sufficient area for parking and turning to enable vehicles to exit in forward gear.

Matters Reserved

Layout

- 4.9 The siting of the dwelling will be dictated by the retention of trees of value and the need to secure an appropriate relationship with the Vicarage. On this basis, it is anticipated that the dwelling would be sited to front towards Whalley Road, set slightly back from the principal elevation of the Vicarage. An interface distance of approximately 17 - 18m between the habitable room windows of the Vicarage and the gable of the dwelling could be achieved.

Scale

- 4.10 It is anticipated that the dwelling would be two / two and a half storey and of a scale representative of, but subservient to, the Vicarage. The accompanying indicative elevations (Drawing V.200-361.A/03) present a two storey dwelling with ridge and eaves heights of 8.2m and 5.5m respectively.

Appearance

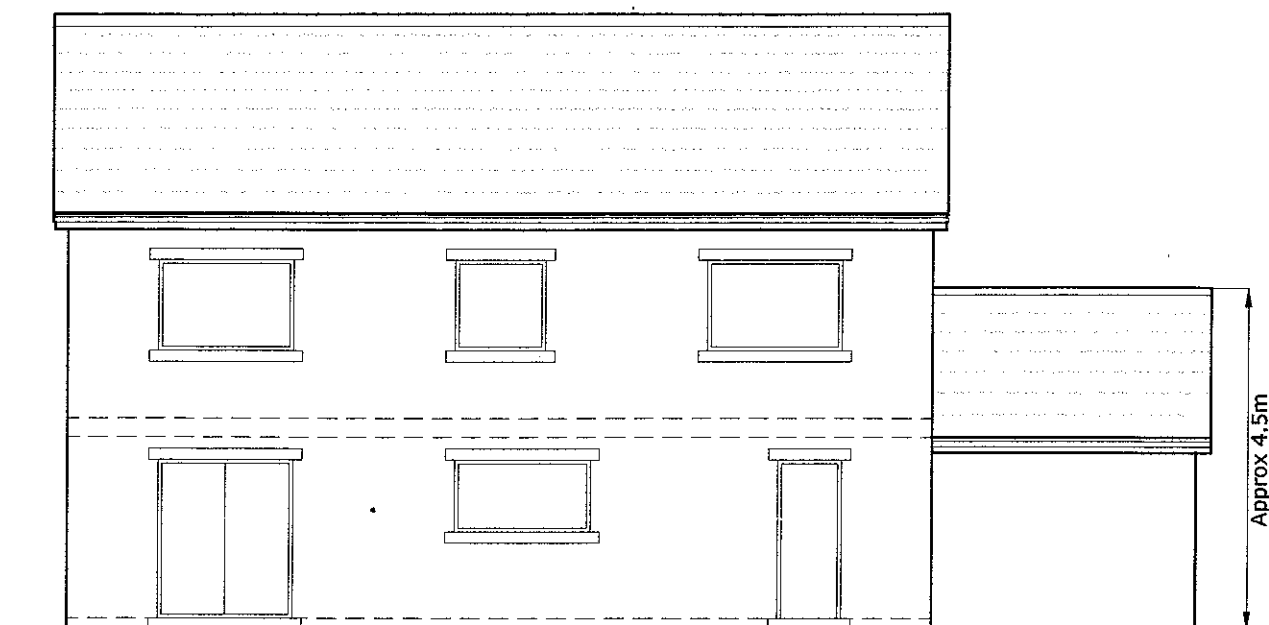
- 4.11 The architectural detailing and materials employed would need to be appropriate to the character of the Vicarage. Materials would likely include stone facing material / lintels / cills and slate tile.

Landscaping

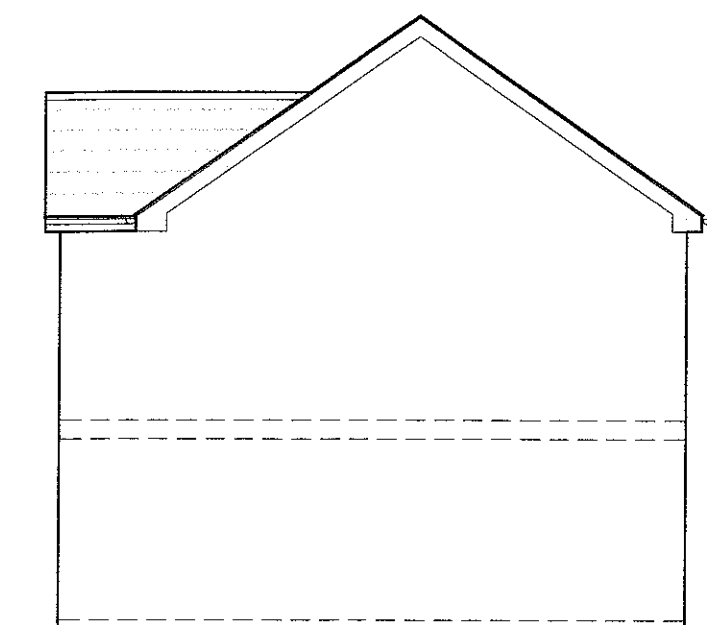
- 4.12 The dwelling would benefit from front and rear gardens for private amenity. The retained trees and hedgerows to the north, east and south could be complimented by the introduction of hedgerow and tree planting along the western boundary between the properties to restrict overlooking and enhance visual amenity.

5.0 Conclusion

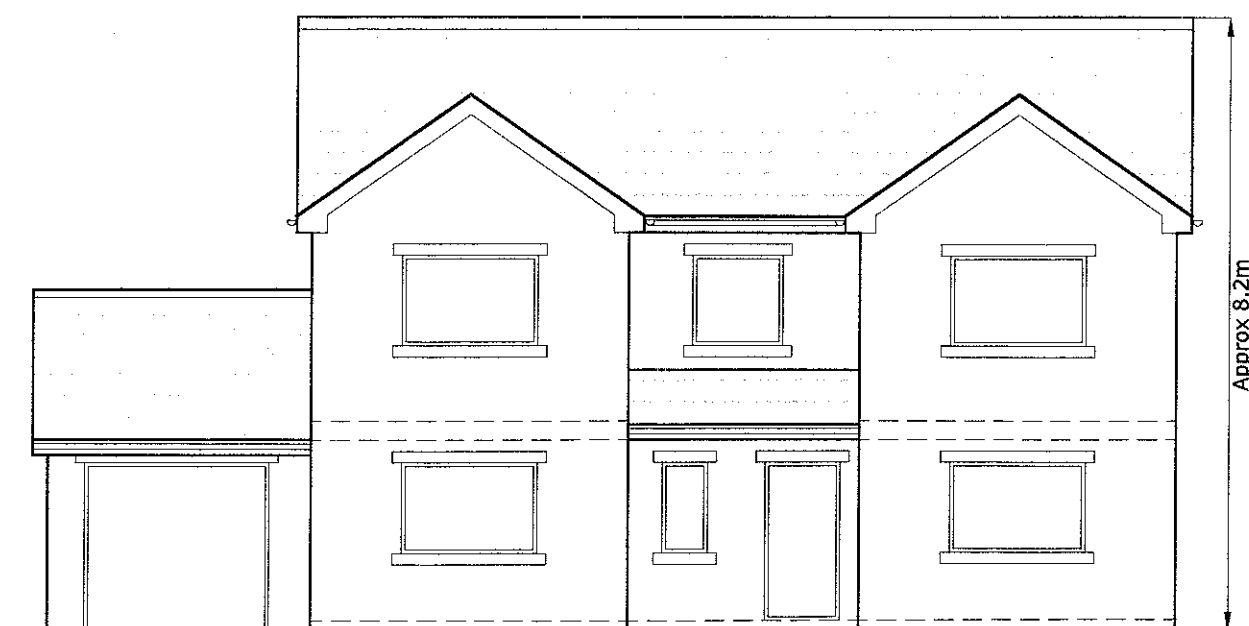
- 5.1 The principle of the proposed development is acceptable and appropriate access arrangements (of standards requested by Lancashire County Council highways) can be secured. The indicative design parameters demonstrate that a dwelling responsive to the physical site features can be secured at the reserved matters stage.



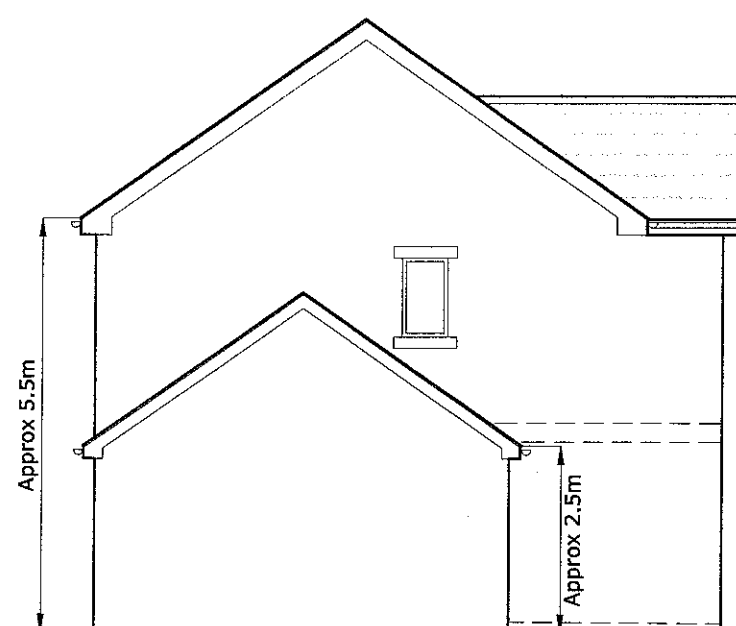
Rear Elevation (Facing Neddy Lane)



Side Elevation (Facing Adjoining Property - Standridge)



Front Elevation (Facing Slater Lane)



Side Elevation (Facing Existing Vicarage)

Typical Elevations (Scale 1:100)

NOTES

The copyright of this drawing is held by Lea Hough & Co Chartered Surveyors LLP.

Do not scale from this drawing. All dimensions must be checked and verified by the contractor prior to works commencing on site.

REVISIONS

REV	DESCRIPTION	DATE	APPROVED

320120874P

LeaHough
CHARTERED SURVEYORS
Survey Valuation Design Planning Sales

Blakewater House
Phoenix Business Park
Blakewater Road
Blackburn
Lancashire
BB1 5RW

8 Eaton Avenue
Matrix Office Park
Buckshaw Village
Preston
Lancashire
PR7 7NA

Tel: 01254 260196

Tel: 01772 458866

Email: info@leahough.co.uk

Web: www.leahough.co.uk



CLIENT:

Diocese of Blackburn,
Church House,
Cathedral Close,
Blackburn,
BB1 5AA

PROJECT ADDRESS:

St Leonard's Vicarage,
11 Whalley Road,
Billington,
BB7 9NA

PROJECT TITLE:

Proposed Residential Development Plot

DRAWING TITLE:

Proposed Outline Indicative Elevations

PAPER SIZE:

A3

DRAWING NUMBER:

V.200-361.A/03

REV

-

SCALE:

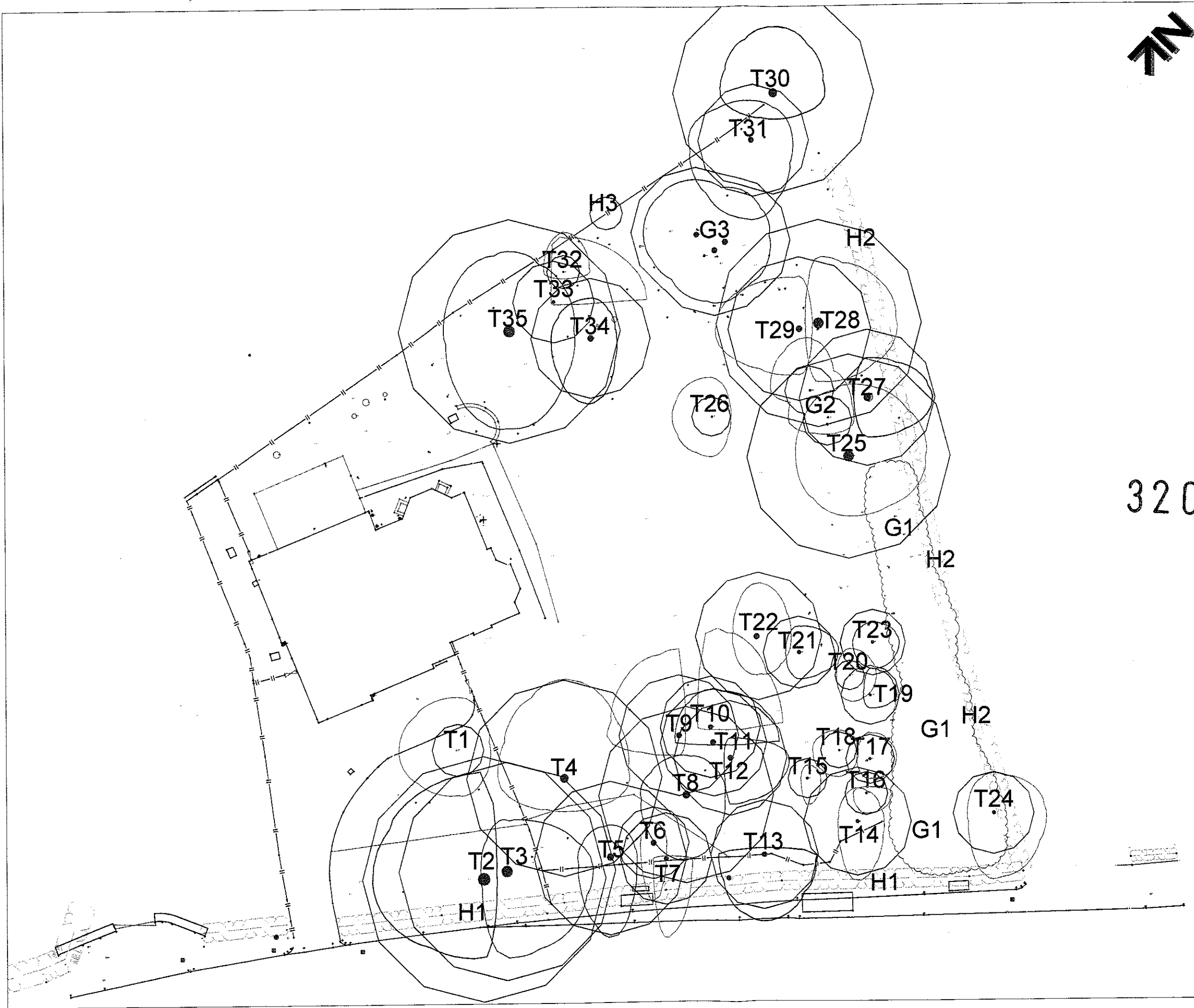
1:100

DATE:

September 2012

DRAWN BY

GM



320120874P

KEY

T = Surveyed Individual Tree
G = Surveyed Group of Trees
H = Surveyed Hedges

Please refer to associated Arboricultural Impact Assessment for specific details in respect items detailed below:

Tree Categorisations:

Those of a High and Moderate Quality &/or Value:

Category 'A' Tree/Group/Hedge
High Quality/Value with Estimated Remaining Lifespan of Over 40 Years

Category 'B' Tree/Group/Hedge
Moderate Quality/Value with Estimated Remaining Lifespan of Between 20 & 40 Years

Those of a Low Quality &/or Value:

Category 'C' Tree/Group/Hedge
Low Quality/Value with Estimated Remaining Lifespan of Between 10 & 20 Years

Category 'R' Tree/Group/Hedge
<10 Years Remaining Lifespan - Should Therefore be Considered for Removal in Accordance with Prudent Arboricultural Management

Note: Trees with Crowns Marked as Broken Lines are Recommended for Removal in Accordance with Prudent Arboricultural Management

Root Protection Areas (RPAs):

Radial Root Protection Area (RPA)
(Area that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone)

Project:
ST. LEONARD'S VICARAGE
11 WHALLEY ROAD
BILLINGTON
LANCASHIRE
BB7 9NA

Agent for Client:
LEA, HOUGH & CO.

Title:
TREE CONSTRAINTS PLAN
in Relation to Proposed Construction of
Detached Residential Property with Access

Scale: 1:200@A2

Date: June 2011

Drawn by: PH

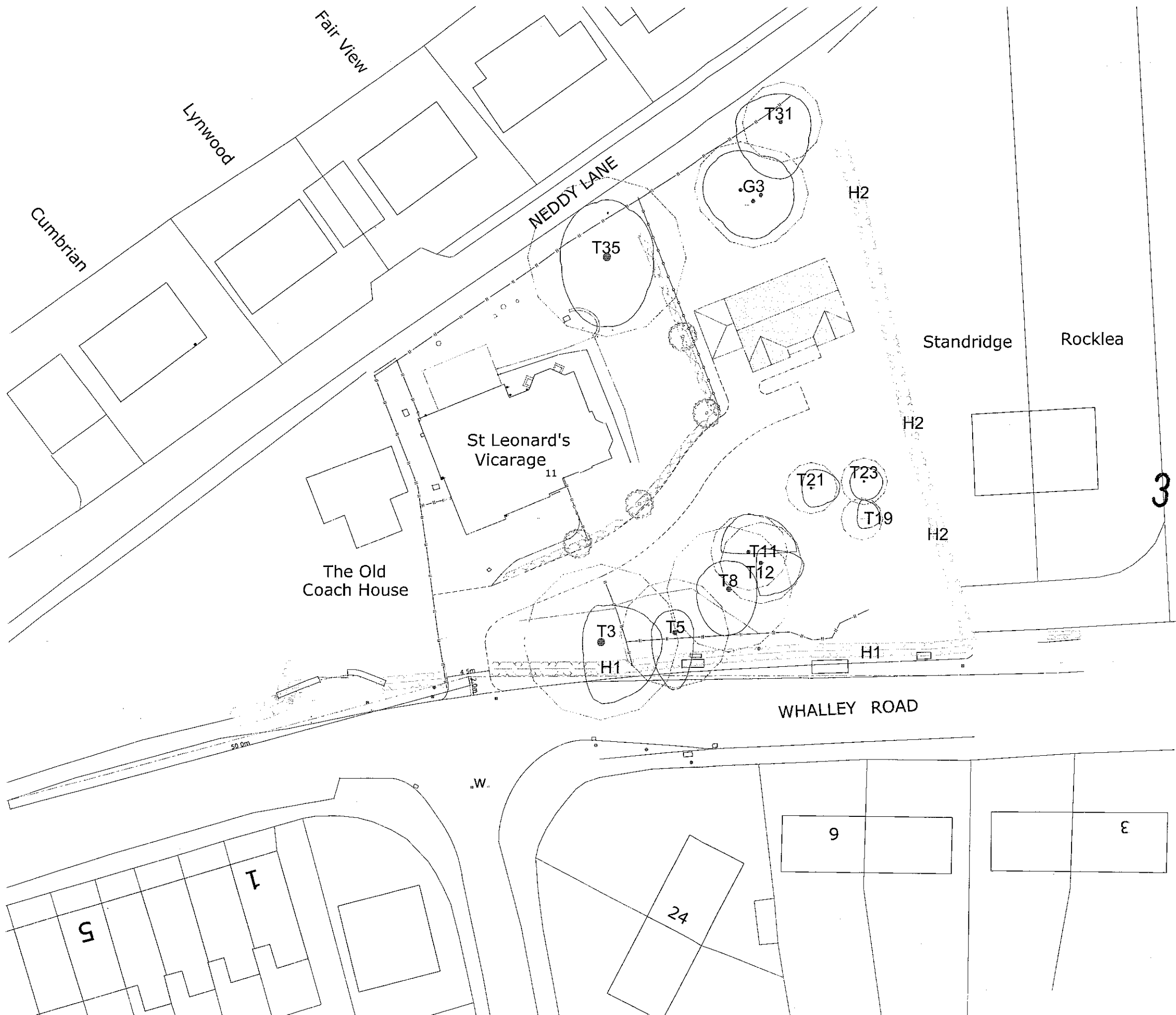
Checked by: PH

Bowland
Tree Consultancy Ltd

e: info@bowlandtreeconsultancy.co.uk
t: 01200 441117

Ref: BTC197

Rev:



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REVISIONS

REV	DESCRIPTION	DATE	APPROVED
A	Site plan amended following Pre-Application advise & Highways Officers comments	27-09-12	GM

KEY

T = Surveyed Individual Tree
G = Surveyed Group of Trees
H = Surveyed Hedges

Please refer to associated Arboricultural Impact Assessment for specific details in respect of items detailed below.

Tree Categorisations:

Category B Tree/Group/Hedge
Moderate Quality/Value with Estimated Remaining Lifespan of Between 20 & 40 Years

Root Protection Areas (RPAs):

Radial Root Protection Area (RPA)
Area that should be protected throughout development works with protective fencing to form a Construction Exclusion Zone

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CHARTERED SURVEYORS
Survey Valuation Design Planning Sales

Blackwater House
Phoenix Business Park
Blackwater Road
Blackburn
Lancashire
BB1 5RW
Tel: 01524 260196
Email: info@leahough.co.uk
Web: www.leahough.co.uk

8 Eaton Avenue
Matrix Office Park
Buckshaw Village
Preston
Lancashire
PR7 7NA
Tel: 01772 438856



CLIENT:

Diocese of Blackburn
Church House,
Cathedral Close,
Blackburn
BB1 5AA.

PROJECT ADDRESS:

St Leonard's Vicarage,
11 Whalley Road,
Billington
BB7 9NA

PROJECT TITLE:

Proposed Residential Development Plot

DRAWING TITLE:

Proposed Site Plan

PAPER SIZE:

A1

DRAWING NUMBER:

V.200-361.A/02

REV

A

SCALE:

1/200

DATE:

February 2012

DRAWN BY:

GM