

For office use only

Application No

**320120884P**

Date received

Fee paid £

Receipt No:

## Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting [www.planningportal.gov.uk/apply](http://www.planningportal.gov.uk/apply)

### 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

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

### 1. Applicant Name and Address

Title: Mr First name: J

Last name: Wood

Company (optional):

Unit: House number: House suffix:

House name:

Address 1: c/o Agent

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

### 2. Agent Name and Address

Title: Mr First name: Alan

Last name: Croston

Company (optional): Janet Dixon Town Planners Ltd

Unit: House number: House suffix:

House name: 10A

Address 1: Whalley Road

Address 2:

Address 3:

Town: Clitheroe

County:

Country:

Postcode: BB7 1AW

### 3. Description of the Proposal

Please describe the proposed development, including any change of use:

Additional use of commercial vehicle parking area for parking caravans and plant hire storage.

Has the building, work or change of use already started?

☐ Yes

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

28 SEP 2012

FOR THE  
ATTENTION OF

**4. Site Address Details**

Please provide the full postal address of the application site

Unit:  House number:  House suffix: House name:  **New Garage**Address 1:  **Milton Road**Address 2: Address 3: Town:  **Whalley**County: Postcode (optional):  **BB7 9JU**Description of location or a grid reference  
(must be completed if postcode is not known):Easting:  Northing: 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)

Please tick if the full contact details are not known, and then complete as much as possible: ☐Officer name: Reference: Date (DD/MM/YYYY):   
(must be pre-application submission)Details of pre-application advice received? **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)

**7. Waste Storage and Collection**

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ NoIf Yes, please provide details: 

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

☐ Yes ☒ NoIf Yes, please provide details: **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

If Yes, please provide details of the name, relationship and role

**9. Materials**

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

|                                            | Existing<br>(where applicable) | Proposed                      | Not<br>applicable        | Don't<br>Know            |
|--------------------------------------------|--------------------------------|-------------------------------|--------------------------|--------------------------|
| Walls                                      |                                | Painted steel on<br>container | <input type="checkbox"/> | <input type="checkbox"/> |
| Roof                                       |                                | Painted steel on<br>container | <input type="checkbox"/> | <input type="checkbox"/> |
| Windows                                    |                                | N/A                           | <input type="checkbox"/> | <input type="checkbox"/> |
| Doors                                      |                                | Painted steel on<br>container | <input type="checkbox"/> | <input type="checkbox"/> |
| Boundary treatments<br>(e.g fences, walls) |                                | N/A                           | <input type="checkbox"/> | <input type="checkbox"/> |
| Vehicle access and<br>hard-standing        |                                | As existing                   | <input type="checkbox"/> | <input type="checkbox"/> |
| Lighting                                   |                                | N/A                           | <input type="checkbox"/> | <input type="checkbox"/> |
| Others<br>(please specify)                 |                                | N/A                           | <input type="checkbox"/> | <input type="checkbox"/> |

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:

**10. Vehicle Parking**

Please provide information on the existing and proposed number of on-site parking spaces:

| Type of Vehicle                                  | Total<br>Existing                                | Total proposed (including<br>spaces retained) | Difference<br>in spaces |
|--------------------------------------------------|--------------------------------------------------|-----------------------------------------------|-------------------------|
| Cars                                             | As existing - no changes required for these uses |                                               |                         |
| Light goods vehicles/<br>public carrier vehicles |                                                  |                                               |                         |
| Motorcycles                                      |                                                  |                                               |                         |
| Disability spaces                                |                                                  |                                               |                         |
| Cycle spaces                                     |                                                  |                                               |                         |
| Other (e.g Bus)                                  |                                                  |                                               |                         |
| Other (e.g Bus)                                  |                                                  |                                               |                         |

**11. Foul Sewage**

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit  
☐ Septic tank ☐ Other  
☐ Package treatment plant

N/A

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

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

**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 a 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 ☐ Existing watercourse  
☒ Soakaway ☐ Pond/lake  
☐ Main sewer

**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:

Parking area for commercial vehicles

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

**17. Residential Units (Including Conversion)**

Does your proposal include the gain, loss or change of use of residential units?  
 If Yes, please complete details of the changes in the tables below:

☐ Yes☒ No**Proposed Housing**

| Market Housing                  | Not known                | Number of Bedrooms |   |   |    |         | Total |
|---------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                 |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                          | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes           | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                 | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                   | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                  | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                    | <input type="checkbox"/> |                    |   |   |    |         |       |
| <b>Totals (a+b+c+d+e+f+g) =</b> |                          |                    |   |   |    |         |       |

| Social Rented                   | Not known                | Number of Bedrooms |   |   |    |         | Total |
|---------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                 |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                          | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes           | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                 | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                   | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                  | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                    | <input type="checkbox"/> |                    |   |   |    |         |       |
| <b>Totals (a+b+c+d+e+f+g) =</b> |                          |                    |   |   |    |         |       |

| Intermediate                    | Not known                | Number of Bedrooms |   |   |    |         | Total |
|---------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                 |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                          | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes           | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                 | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                   | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                  | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                    | <input type="checkbox"/> |                    |   |   |    |         |       |
| <b>Totals (a+b+c+d+e+f+g) =</b> |                          |                    |   |   |    |         |       |

| Key worker                      | Not known                | Number of Bedrooms |   |   |    |         | Total |
|---------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                 |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                          | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes           | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                 | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                   | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                  | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                    | <input type="checkbox"/> |                    |   |   |    |         |       |
| <b>Totals (a+b+c+d+e+f+g) =</b> |                          |                    |   |   |    |         |       |

**Total proposed residential units (A+B+C+D) =****Existing Housing**

| Market Housing                  | Not known                | Number of Bedrooms |   |   |    |         | Total |
|---------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                 |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                          | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes           | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                 | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                   | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                  | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                    | <input type="checkbox"/> |                    |   |   |    |         |       |
| <b>Totals (a+b+c+d+e+f+g) =</b> |                          |                    |   |   |    |         |       |

| Social Rented                   | Not known                | Number of Bedrooms |   |   |    |         | Total |
|---------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                 |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                          | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes           | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                 | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                   | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                  | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                    | <input type="checkbox"/> |                    |   |   |    |         |       |
| <b>Totals (a+b+c+d+e+f+g) =</b> |                          |                    |   |   |    |         |       |

| Intermediate                    | Not known                | Number of Bedrooms |   |   |    |         | Total |
|---------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                 |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                          | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes           | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                 | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                   | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                  | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                    | <input type="checkbox"/> |                    |   |   |    |         |       |
| <b>Totals (a+b+c+d+e+f+g) =</b> |                          |                    |   |   |    |         |       |

| Key worker                      | Not known                | Number of Bedrooms |   |   |    |         | Total |
|---------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                 |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                          | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes           | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                 | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                   | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                  | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                    | <input type="checkbox"/> |                    |   |   |    |         |       |
| <b>Totals (a+b+c+d+e+f+g) =</b> |                          |                    |   |   |    |         |       |

**Total existing residential units (E+F+G+H) =****TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):**

**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

If you have answered Yes to the question above please add details in the following table:

| Use class/type of use                  | Not applicable           | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross internal floorspace proposed (including change of use)(square metres) | Net additional gross internal floorspace following development (square metres) |
|----------------------------------------|--------------------------|----------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| A1 Shops                               | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| Net tradable area:                     | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| A2 Financial and professional services | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| A3 Restaurants and cafes               | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| A4 Drinking establishments             | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| A5 Hot food takeaways                  | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| B1 (a) Office (other than A2)          | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| B1 (b) Research and development        | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| B1 (c) Light industrial                | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| B2 General industrial                  | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| B8 Storage or distribution             | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| C1 Hotels and halls of residence       | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| C2 Residential institutions            | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| D1 Non-residential institutions        | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| D2 Assembly and leisure                | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| OTHER                                  | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| Please Specify                         | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| Total                                  |                          |                                                    |                                                                                     |                                                                                   |                                                                                |

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

| Use class      | Type of use              | Not applicable           | Existing rooms to be lost by change of use or demolition | Total rooms proposed (including changes of use) | Net additional rooms |
|----------------|--------------------------|--------------------------|----------------------------------------------------------|-------------------------------------------------|----------------------|
| C1             | Hotels                   | <input type="checkbox"/> |                                                          |                                                 |                      |
| C2             | Residential Institutions | <input type="checkbox"/> |                                                          |                                                 |                      |
| OTHER          |                          | <input type="checkbox"/> |                                                          |                                                 |                      |
| Please Specify |                          | <input type="checkbox"/> |                                                          |                                                 |                      |

**19. Employment**

Please complete the following information regarding employees:

|                    | Full-time | Part-time | Total full-time equivalent |
|--------------------|-----------|-----------|----------------------------|
| Existing employees |           |           | N/A                        |
| Proposed employees |           |           | 6                          |

**20. Hours of Opening**

Please state the hours of opening for each non-residential use proposed:

| Use       | Monday to Friday | Saturday | Sunday and Bank Holidays | Not known |
|-----------|------------------|----------|--------------------------|-----------|
| Not known |                  |          |                          |           |
|           |                  |          |                          |           |
|           |                  |          |                          |           |

**21. Site Area**

Please state the site area in hectares (ha)

0.3 ha

**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:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

|                                                                    | Not applicable           | The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste) | Maximum annual operational throughput in tonnes (or litres if liquid waste) |
|--------------------------------------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| Inert landfill                                                     | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Non-hazardous landfill                                             | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Hazardous landfill                                                 | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Energy from waste incineration                                     | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Other incineration                                                 | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Landfill gas generation plant                                      | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Pyrolysis/gasification                                             | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Metal recycling site                                               | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Transfer stations                                                  | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Material recovery/recycling facilities (MRFs)                      | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Household civic amenity sites                                      | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Open windrow composting                                            | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| In-vessel composting                                               | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Anaerobic digestion                                                | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Any combined mechanical, biological and/or thermal treatment (MBT) | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Sewage treatment works                                             | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Other treatment                                                    | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Recycling facilities construction, demolition and excavation waste | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Storage of waste                                                   | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Other waste management                                             | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Other developments                                                 | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |

Please provide the maximum annual operational throughput of the following waste streams:

|                                         |  |
|-----------------------------------------|--|
| Municipal                               |  |
| Construction, demolition and excavation |  |
| Commercial and industrial               |  |
| Hazardous                               |  |

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

**23. Hazardous Substances**

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

|                        |                      |                               |                      |                              |                      |
|------------------------|----------------------|-------------------------------|----------------------|------------------------------|----------------------|
| Acrylonitrile (tonnes) | <input type="text"/> | Ethylene oxide (tonnes)       | <input type="text"/> | Phosgene (tonnes)            | <input type="text"/> |
| Ammonia (tonnes)       | <input type="text"/> | Hydrogen cyanide (tonnes)     | <input type="text"/> | Sulphur dioxide (tonnes)     | <input type="text"/> |
| Bromine (tonnes)       | <input type="text"/> | Liquid oxygen (tonnes)        | <input type="text"/> | Flour (tonnes)               | <input type="text"/> |
| Chlorine (tonnes)      | <input type="text"/> | Liquid petroleum gas (tonnes) | <input type="text"/> | Refined white sugar (tonnes) | <input type="text"/> |

Other:

Other:

Amount (tonnes):

Amount (tonnes):

320120884P

**24. Ownership Certificates (continued)****CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else 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 to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

|  |
|--|
|  |
|--|

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

|  |
|--|
|  |
|--|

|  |
|--|
|  |
|--|

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

|  |
|--|
|  |
|--|

|  |
|--|
|  |
|--|

|  |
|--|
|  |
|--|

**25. 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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

|  |
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|  |
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|              |
|--------------|
| Alan Crofton |
|--------------|

|         |
|---------|
| 27/9/12 |
|---------|

(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:

| Name of Tenant | Address | Date Notice Served |
|----------------|---------|--------------------|
|                |         |                    |
|                |         |                    |
|                |         |                    |
|                |         |                    |
|                |         |                    |
|                |         |                    |

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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**26. Planning Application Requirements - Checklist**

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The correct fee: 335



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



**24. Ownership Certificates**

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

**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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

|  |  |  |
|--|--|--|
|  |  |  |
|--|--|--|

**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

| Name of Owner | Address                    | Date Notice Served |
|---------------|----------------------------|--------------------|
| J. S. Wood    | Sagar Barn, Higher Hodder, | 23/8/12            |
|               | Clitheroe BB7 3LW          |                    |
|               |                            |                    |
|               |                            |                    |
|               |                            |                    |

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

|  |              |         |
|--|--------------|---------|
|  | Alan Croston | 27/9/12 |
|--|--------------|---------|

**CERTIFICATE OF OWNERSHIP - CERTIFICATE C**

**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

|  |
|--|
|  |
|--|

| Name of Owner | Address | Date Notice Served |
|---------------|---------|--------------------|
|               |         |                    |
|               |         |                    |
|               |         |                    |
|               |         |                    |
|               |         |                    |

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

|  |  |
|--|--|
|  |  |
|--|--|

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

|  |  |  |
|--|--|--|
|  |  |  |
|--|--|--|

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**27. Declaration**

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Alan Ashton

27/9/12

(date cannot be pre-application)

**28. Applicant Contact Details**

Telephone numbers

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| Country code:        | National number:     | Extension number:    |
| <input type="text"/> | <input type="text"/> | <input type="text"/> |

|                      |                           |
|----------------------|---------------------------|
| Country code:        | Mobile number (optional): |
| <input type="text"/> | <input type="text"/>      |

|                      |                        |
|----------------------|------------------------|
| Country code:        | Fax number (optional): |
| <input type="text"/> | <input type="text"/>   |

Email address (optional):  
**29. Agent Contact Details**

Telephone numbers

|                      |                  |                      |
|----------------------|------------------|----------------------|
| Country code:        | National number: | Extension number:    |
| <input type="text"/> | 01200 425051     | <input type="text"/> |

|                      |                           |
|----------------------|---------------------------|
| Country code:        | Mobile number (optional): |
| <input type="text"/> | <input type="text"/>      |

|                      |                        |
|----------------------|------------------------|
| Country code:        | Fax number (optional): |
| <input type="text"/> | <input type="text"/>   |

Email address (optional):  
jdixonplanners@btconnect.com**30. 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)

☒ Agent☐ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:  
Telephone number:  
Email address:

320120884P

## **PLANNING STATEMENT**

THIS STATEMENT BY JANET DIXON TOWN PLANNERS LTD IS IN SUPPORT OF A PLANNING APPLICATION BY MR J. WOOD TO ADD THE USE FOR CARAVAN STORAGE AND PLANT HIRE ON LAND AT NEW GARAGE, MITTON ROAD, WHALLEY, BB7 9JU.

### **BACKGROUND**

The site lies to the north of Whalley on the east side of Mitton Road opposite the Calderstone Hospital site which is undergoing major redevelopment. On the east side of the road the land is generally open with patches of woodland and mature trees in field boundaries.

New Garage traded as Barnes & Tipping who were major hauliers. Their site is long established including major hard surfaced areas, workshops and latterly offices (2010/0991) and staff parking (2002/0522).

The business site has expanded over the years and in 2005 (2005/0520) an extension to the area of commercial vehicle parking and outside storage was approved. This utilised part of the area of woodland to the east of the yard (ie. away from the road) and that consent was implemented. To accommodate a change in business, permission was later granted under 2008/0243 to use this extension area as a coach depot (including a portacabin and containers) for Lakeland Coaches. That use again moved on for business reasons, and as the haulage business is still in recession, a further business use is sought in order to help the economics of the site, but without creating additional external impact.

### **PROPOSAL**

On the area of hardcored land covered by 2008/243 it is proposed to allow two more uses to take place in order to create an income. The first is the parking, or storing when not in use, of private caravans which would otherwise clog up residential streets or front gardens. There is space for about 29 touring caravans. No works are necessary as they will simply 'park up' on the yard area. The second is an area at the end of the site about 21m by 35m on which plant will be stored when not out being used. The site will act as a satellite for A J Wood Plant Hire Ltd, who's main centre is in Whittingham, who hire plant to contractors particularly for groundworks. These include dumpers, rollers, excavators which are moved via a low loader. Small items of support equipment plant will be kept in a locked container on site and moved by a small lorry. Normally plant is hired out and is not on site but comes back briefly between contracts.

There are no works proposed: the applicant seeks permission simply for uses. The only item added is a typical portable container which will sit on the site to store items for the plant hire business. The land is already hard surfaced for use by vehicles. The existing use for lorry parking may also occur at times when the caravans are not present.

### **POLICY**

In policy terms the site is in the countryside and thus subject to the protection of Local Plan policy ENV3, but EMP8 supports the expansion of established firms outside settlements where it helps

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maintain an existing source of employment and is compatible with other policies. Your officers neatly summarised our view of the situation in their 2005 delegated report on the original 2005/0520 which said, inter alia -

*"As a means of maintaining an existing source of employment... without undue harm to the visual amenities of the locality... and as a relatively small scale proposal of benefit to the local economy... I will consider the proposal to be acceptable with regard to compliance with Local Plan policies..."*

We firmly believe that assessment applies to the current application and the subsequent publication by the government of the National Planning Policy Framework supports that view. The plant hire storage will create a small number of jobs connected with the site.

## **TRAFFIC**

The storage of caravans will generate infrequent visits by the cars to tow them. Most caravans will only move at holiday periods. In winter there will be very few movements. Even if every caravan moved once a month, that would only be the equivalent of one round trip per day, so that is a tiny volume compared with the approved lorry/coach use. The plant hire use will generate a variable traffic volume depending on business and length of hire. A low loader could visit the site on average twice a day, with a small lorry and transit type van similarly. The very limited size of site will restrict the volume of activity as their main business site is in Cumeragh Lane, Whittingham. Including employees visits, we estimate that there will be about 12 round trip movements per day. Overall, therefore there will be no greater traffic generated than with the previous approved use, and the character of the usage is very similar so there will be no change in effect on the local road network.

## **TREES**

There are some trees around the edges of the site. Back in 2005 when this land was first approved for lorry parking/storage some eight trees were felled and new planting took place to the east. Peripheral trees were retained and there has been no change. The proposal occupies only the same area as approved in 2005 and the use has no different footprint and no different impact on trees so we have not carried out a fresh survey. In defining the plant hire storage area we have avoided trees in the south east corner of the site simply as a precaution.

Caravans are to be sited centrally on the site away from trees because caravan owners do not want them to 'impact' on their caravans via drips/stains/deposits if at all possible. Overall there is no different impact on trees with these uses than with the previous approved uses of lorries/storage/coaches

## **ASSESSMENT**

This is an established commercial site and the proposal is to add an alternative open use. The site is already hardcored and already has planning permission for lorry parking, coach parking and open storage. Furthermore the proposal is simply a use of the site: there are no fixed structures so there is no permanent effect. There will be distant views of the site but some screening is provided

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by the peripheral trees. But given that lorries/coaches/storage have all been approved here, the external impact is virtually the same and no new planning impact arises.

It should be noted that there is already a stoned up surface strong enough to accommodate coaches and lorries so no engineering work is proposed. There is no increase in site area. Also outside storage was permitted by the Council in 2005 and the storing of plant is in the same character as that approval. The proposed uses are easily reversible but provide a source of income to give the site an economic purpose which complies with paragraphs 19 and 20 of the NPPF where planning authorities are told to help in "building a strong, competitive economy" and decision makers are advised to place "significant weight on the need to support economic growth through the planning system".

The proposal use is only slightly different from that already permitted by the Council and will have no greater impact in terms of traffic, amenity or visually and should therefore be accepted.

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

01200 425051

September 2012



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**TriCAD**  
Solutions Ltd.

**Janet Dixon**  
TOWN PLANNERS LIMITED

Client Details  
**Milton Road**  
**Whalley, BB7 9JU**

Project Details

Drawing Title **Location Plan**

|                           |                           |                       |
|---------------------------|---------------------------|-----------------------|
| Scale<br><b>1:2500@A3</b> | Date<br><b>22/02/2008</b> | Drawn By<br><b>MW</b> |
|---------------------------|---------------------------|-----------------------|

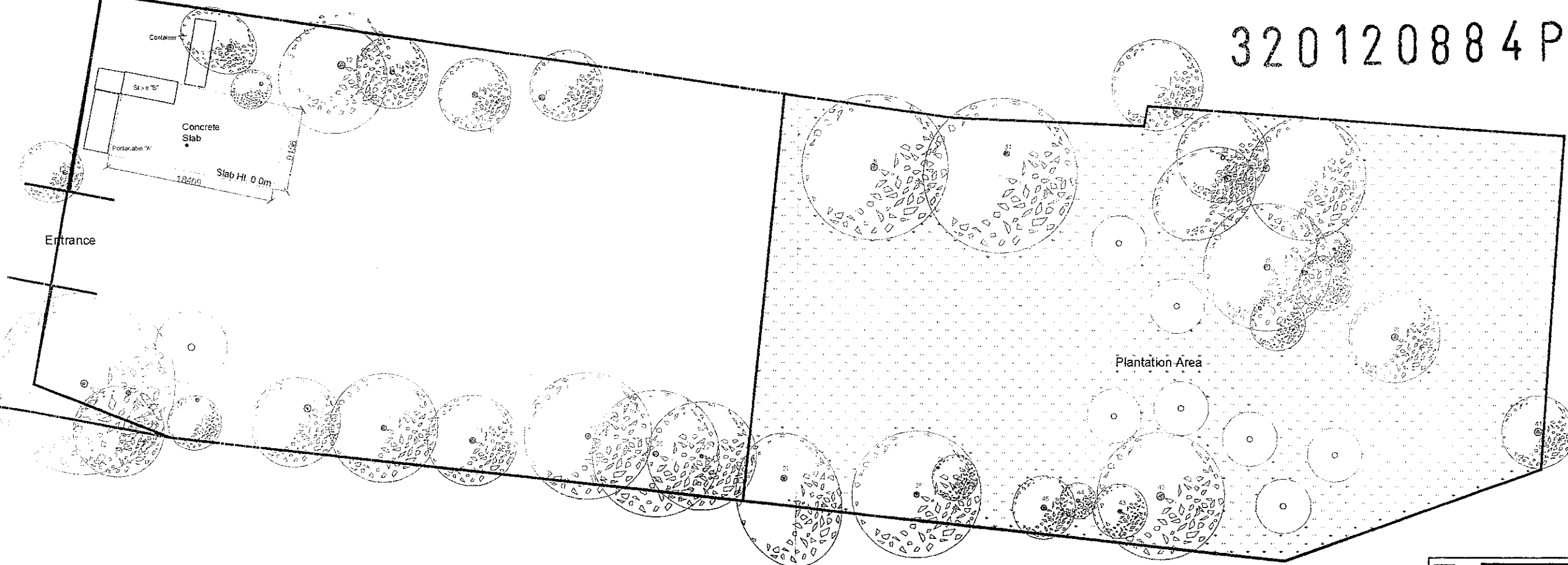
|                                   |              |                 |
|-----------------------------------|--------------|-----------------|
| Drawing Number<br><b>TRI-0318</b> | Sheet 3 of 3 | Rev<br><b>0</b> |
|-----------------------------------|--------------|-----------------|

**Professional CAD Drafting Solutions**  
7, Cherry Tree Terrace, Cherry Tree, Blackburn, BB2 5NA  
Tel: 01254 814065 Mob: 07800 630098 Fax: 01254 814066 Website: www.tricad.co.uk

**NOTE**  
All dimensions to be checked on site.  
The drawings shown on this plan are not to be assumed  
to be solid & should be checked for thickness,  
construction, load bearing capacity & stability.



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**NOTE**  
All Dims to be checked on site.  
Walls shown on plans are not to be assumed  
to be solid & should be checked for thickness,  
construction, load bearing capacity & stability.

**TriCAD**  
Solutions Ltd.

**Janet Dixon**  
TOWN PLANNERS LIMITED

Client Details  
**Milton Road**  
**Whalley. BB7 9JU**

Project Details  
**Use of Land for**  
**Parking & Plant Hire**

Drawing Title  
**EXISTING**

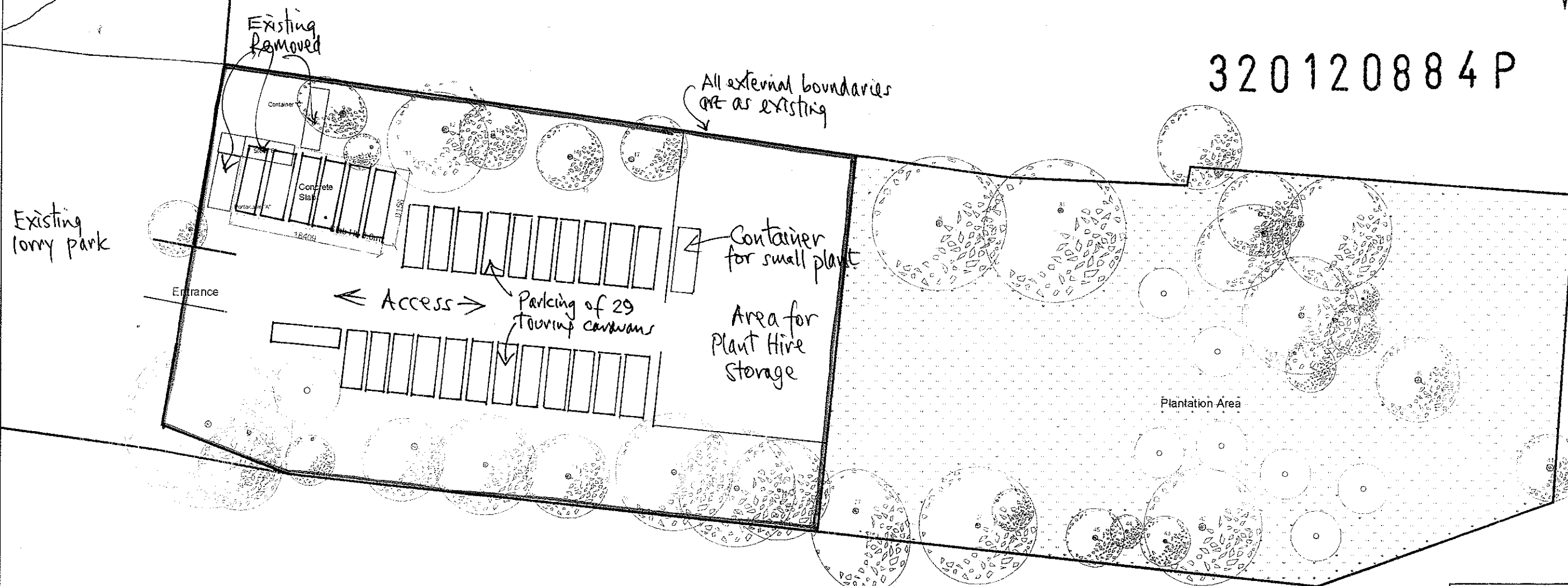
|                                   |                           |                       |
|-----------------------------------|---------------------------|-----------------------|
| Scale<br><b>1:100 @ A3</b>        | Date<br><b>22/02/2008</b> | Drawn By<br><b>MW</b> |
| Drawing Number<br><b>TRI-0318</b> | Sheet 1 of 3              | Rev<br><b>0</b>       |

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**TriCAD**  
Solutions Ltd.

**Janet Dixon**

TOWN PLANNERS LIMITED

Client Details

Milton Road  
Whalley, BB7 9JU

Project Details

Use of Land for  
Parking & Plant Hire

Drawing Title

Proposed Site  
Layout

Scale

1:100 @ A3

Date

22/02/2008

Drawn By

MW

Drawing Number

TRI-0318

Sheet 1 of 3

Rev

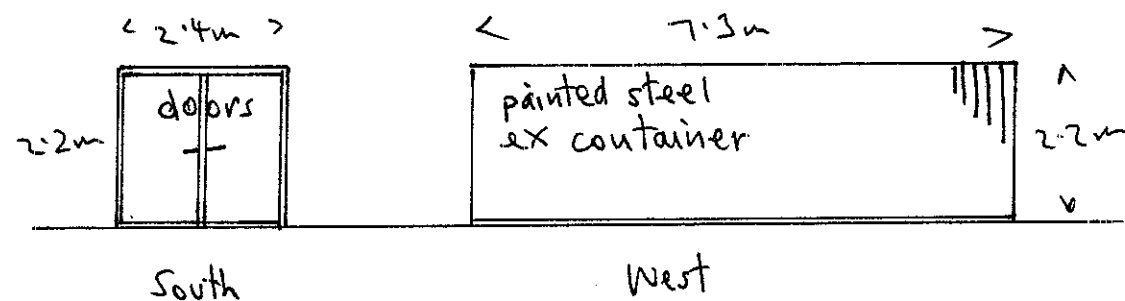
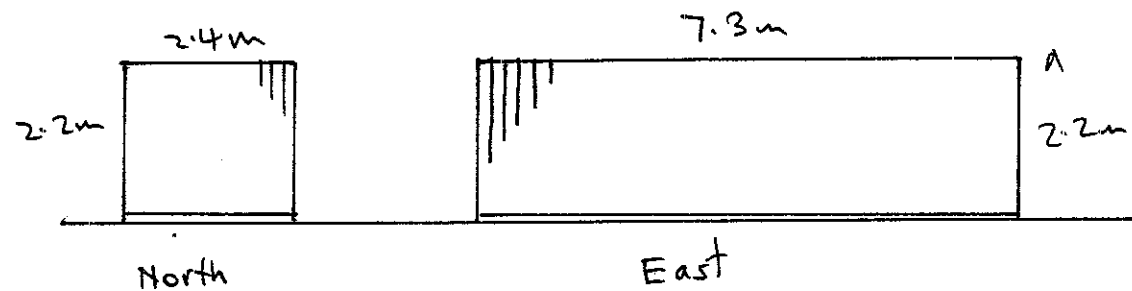
0

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7, Cherry Tree Terrace, Cherry Tree, Blackburn, BB2 5NA  
Tel: 01254 614068 Fax: 01254 630095 Email: info@tri-cad.co.uk

**NOTE**

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to be solid & should be checked for thickness  
construction, load bearing capacity & stability.

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Janet Dixon  
Town Planners Ltd  
Milton Road Whalley

Elevations of  
Container

Scale 1:100 @ A4

0 1 2 3 4  
metres

September 2012