

For office use only

Application No: 320120909P

Date received

Fee paid £

Receipt No:

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

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

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

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Richard	Surname:	Hanson	
Company name:						
Street address:	Bridge Heywood Caravan Park, Dunkirk Farm, Whalley Road			Country Code	National Number	Extension Number
				Telephone number:		
	Read			Mobile number:		
Town/City:	Burnley			Fax number:		
County:	Lancashire			Email address:		
Country:						
Postcode:	BB12 7RR					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Rachel	Surname:	Whaley	
Company name:	GVA Hotels and Leisure					
Street address:	First Floor City Point			Country Code	National Number	Extension Number
	29 King Street			Telephone number:	0113	2808081
				Mobile number:		
Town/City:	Leeds			Fax number:		
County:	West Yorkshire (Met County)			Email address:		
Country:	United Kingdom					
Postcode:	LS1 2HL			rachel.whaley@gva.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Erection of manager's dwelling

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

☐ Yes ☒ No

4. Site Address Details

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

House:		Suffix:	
House name:	Bridge Hey Wood Caravan Park, Dunkirk Farm		
Street address:	Whalley Road		
	Read		
Town/City:	Burnley		
County:			
Postcode:	BB12 7RR		

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

Easting:	376048
Northing:	433595

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/00040

Date (DD/MM/YYYY):

18/04/2012

(Must be pre-application submission)

Details of the pre-application advice received:

It would be difficult to justify the need for a managers dwelling in the location

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

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

☒ Yes ☐ No

If Yes, please provide details:

Provision will be made for the separate storage of refuse and recycling and as a dwelling the collection service operated by the Council will be used.

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

☒ Yes ☐ No

If Yes, please provide details:

Provision will be made for the separate storage of refuse and recycling and as a dwelling the collection service operated by the Council will be used.

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)

3201209J9P

Walls - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Locally sourced stone

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

natural stone slate

Windows - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

natural hardwood window frames

Doors - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

natural hardwood doors

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

tarmaced road

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:

Please see cover letter for details

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	0	0	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):

See drawing 2012 12 511 A (proposed site layout)

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:

No existing use (Laid with grass)

Is the site currently vacant?

☒ Yes ☐ No

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

Agricultural land

When did this use end (if known) (DD/MM/YYYY)?

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

17. Residential Units (continued)**Key Worker Housing - Proposed**

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units				1	
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Key Worker Housing Total

1

Key Worker Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Key Worker 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**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	
A1							☒
A2							☒
A3							☒
A4							☒
A5							☒
B1A							☒
B1B							☒
B1C							☒
B2							☒
B8							☒
C1							☒
C2							☒
D1							☒
D2							☒
Other							☒

21. Site Area

What is the site area?

167

sq metres

22. Industrial or Commercial Processes and Machinery

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

n/a

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

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

☒ Yes ☐ No

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

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: 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:

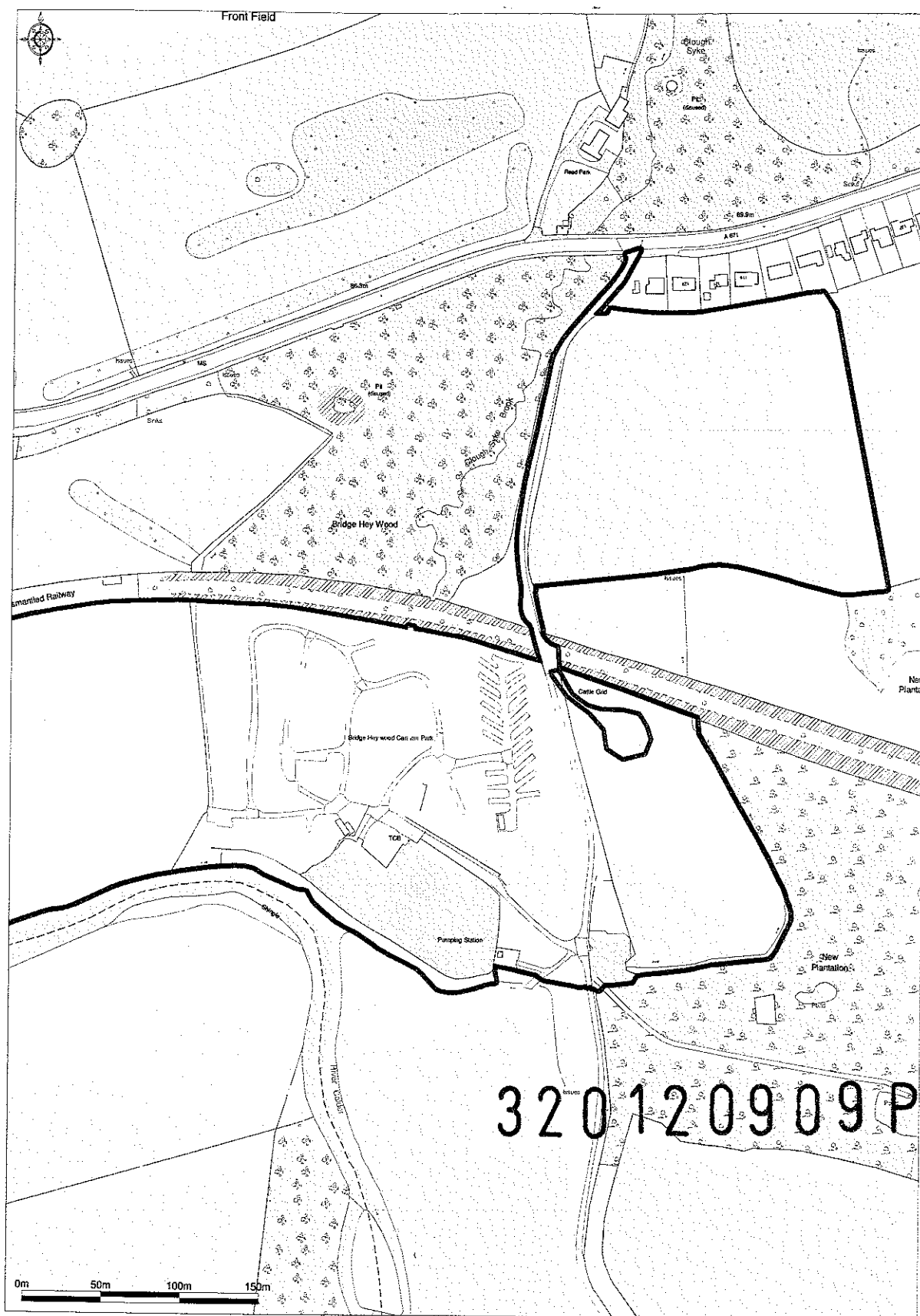
Person role: Declaration date: ☒ Declaration Made

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

Dunkirk Farm, Read Burnley BB12 7RR





Design and Access
Statement

GVA
1st Floor City Point
29 King Street
Leeds
LS1 2HL

320120909P

Bridge Heywood Caravan Park

Erection of manager's dwelling

September 2012

Introduction:

The following statement provides a brief outline of the proposed development with references to matters of design and its physical characteristics.

The Design and Access Statement is in accordance with the requirements of Section 62 and Section 372A of the 'Town and Country Planning Act' 1990 as inserted by the 'Planning and Compulsory purchase Act' 2004, and Article 4c of the 'Town and Country Planning (General Development Procedure) Order' 1995.

Context:

The application site for the proposed dwelling is at the northern end of the caravan park near the top of the main access drive and adjacent the former railway line. The site is outside the development boundary of the village with the nearest residential properties approximately 260m to the north along Whalley Road.

The caravan park currently has 88 static holiday caravans, 1 warden's caravan, 18 touring caravans and an area for storing up to 150 touring caravans.

Use:

The application site currently comprises the top section of a field, accessed directly from the main driveway into the caravan park through an existing gap in the field boundary.

Amount:

The proposal is for one 4 bedroom dwelling to provide permanent manager's accommodation for the holiday park.

Layout:

The footprint of the building is broadly T-shaped. The middle section is two-storey with bedrooms on first floor level; living accommodation and business/office space at ground floor.

At single storey level the building extends northwards to provide integral garage and storage space, and southwards to create an additional family room.

The office and visitor reception area is accessed directly off the main entrance hallway so keeping the business element separate from the family home.

Scale:

The dwelling comprises 4 bedrooms, 1 bathroom, a kitchen/diner and living room. As the dwelling is for a site manager to serve the business, the property also incorporates facilities for this role including a visitor's reception area and office on the ground floor. Provision is also made for workshop/storage space associated with the business. These business requirements could not be accommodated by simply using a larger static caravan for the manager's accommodation. By incorporating all these elements into the design and footprint of the dwelling, there will be no requirement for additional buildings on site.

The floor area of the residential/habitable element of the property is 129 square metres which is well within the 120-140 square metres that we understand farm workers' dwellings are generally limited to by the Council. The additional 38 square metres is comprised of office and administrative areas associated with the business.

Landscaping:

There is no landscaping proposed within this application. Although visible when passing along the adjacent footpath (which runs along the drive) there is already good tree cover around the field boundaries. The application site is not visible in wider views and will have no adverse landscape impact. Mitigation in terms of planting and screening is not considered to be necessary.

Appearance:

The dwelling has been designed to respect traditional building styles using locally sourced natural stone and with simple window openings of rectangular proportions with Artstone mullions.

A greater proportion of glazing has been used in the ground floor family room to create a light and spacious feel. Use of larger windows with stone wall and solid roof was considered a more sympathetic approach than attaching a fully glazed conservatory to this elevation

All external doors and windowframes will be stained hardwood timber. Rainwater goods will be black uPVC.

Access:

The dwelling will comply with the relevant Building Regulation requirements in terms of disability access

Vehicular access to the dwelling is via the main driveway into the park off the A671, Whalley Road. The site is within walking distance of shops and services in the village of Read and there is a bus stop directly outside the park entrance so access to a private car is not essential to travel further afield

Policy Justification:

We consider that our clients' proposal for a manager's dwelling at Bridge Heywood Caravan Park is acceptable and in accordance with relevant local and national planning policy for the following reasons:

- There is an essential need to provide a permanent manager's dwelling on-site to ensure that the park continues to run to a high standard, and to provide adequate security on the park. The role of full-time warden is now fulfilled by Mr. Richard Hanson and use of a larger static caravan on the site will not be sufficient to meet the needs of the business whilst providing adequate accommodation for his family.
- The existing rural enterprise of the holiday park is in a suitable location having operated on for over 50 years in this rural setting. Provision of permanent manager's dwelling is therefore acceptable in principle, and justified in this Green Belt location in accordance with Saved Policies ENV4 and H2 of the Ribble Valley District Wide Local Plan and supported by the NPPF, Annex A of PPS7 and the GPGPT

- The application provides a detailed assessment of the functional and financial need for a permanent manger's dwelling on the site, in accordance with Annex A of PPS7. It also provides evidence that this functional need cannot be met by other suitable property off-site as there is no suitable or affordable property available within a 1 mile radius of the site.
- The proposed dwelling is well designed, using local natural stone and is of an appropriate scale and layout for this location, in keeping with the surrounding countryside. The proposal therefore accords with the design requirements of Saved Policy G1 in the Local Plan and also the NPPF.
- The site is in a sustainable location, with good access to the road network and to local services, including public transport, and the site is within walking distance of community facilities in the village of Read.