



RIBBLE VALLEY
BOROUGH COUNCIL

19 OCT 2012

THE
OFFICE OF

For office use only

Application No: 320120952P

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:	Robert	Surname:	Flemming		
Company name:							
Street address:	The Bungalow			Telephone number:	Country Code	National Number	Extension Number
	Stocks Lane						
	Middop			Mobile number:			
Town/City:	Gisburn			Fax number:			
County:				Email address:			
Country:							
Postcode:	BB7 4JR						
Are you an agent acting on behalf of the applicant?				☒ Yes ☐ No			

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Steven	Surname:	Hartley		
Company name:	HPDA						
Street address:	Swallow Barn Lower Chapel Hill Hurst Lane			Telephone number:	Country Code	National Number	Extension Number
	Rawtenstall					01706 218200	
				Mobile number:			
Town/City:	Rossendale			Fax number:			
County:	Lancs			Email address:			
Country:	United Kingdom						
Postcode:	BB4 8TB				donna.hartley2@btinternet.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Retrospective application for the re-siting of a mobile home

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

☒ Yes ☐ No

If Yes, please state the date when the building work, or use started:

01/01/2012

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:

01/01/2012

4. Site Address Details

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

Description:

House: Suffix:
House name:
Street address:

Town/City:
County:
Postcode:

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

Easting:
Northing:

5. Pre-application Advice

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

☒ Yes ☐ No

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

Officer name:

Title: First name: Surname:

Reference:

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

Details of the pre-application advice received:

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:

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

☒ Yes ☐ No

If 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

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)**Walls- description:**Description of *existing* materials and finishes:

Mobile home. Please see submitted photograph

Description of *proposed* materials and finishes:

Mobile home. Please see submitted photograph

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

Mobile home. Please see photograph

Description of *proposed* materials and finishes:

Mobile home. Please see photograph

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:

Design and access Statement

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	3	3
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**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:

Land used for the siting of a mobile home

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

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

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

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 Start Time End Time	Saturday Start Time End Time	Sunday and Bank Holidays Start Time End Time	Not Known
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21. Site Area

What is the site area?

00.10

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

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Notice recipient	Date notice served
Name: Roberta Dunstan Number: 30 Suffix: Street: Constable Avenue Locality: Town: Burnley Postcode: BB11 2PA	19/10/2012

Title: Mr First name: Steven Surname: Hartley
 Person role: Agent Declaration date: 19/10/2012 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)**Agricultural Land Declaration****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding ☒

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

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

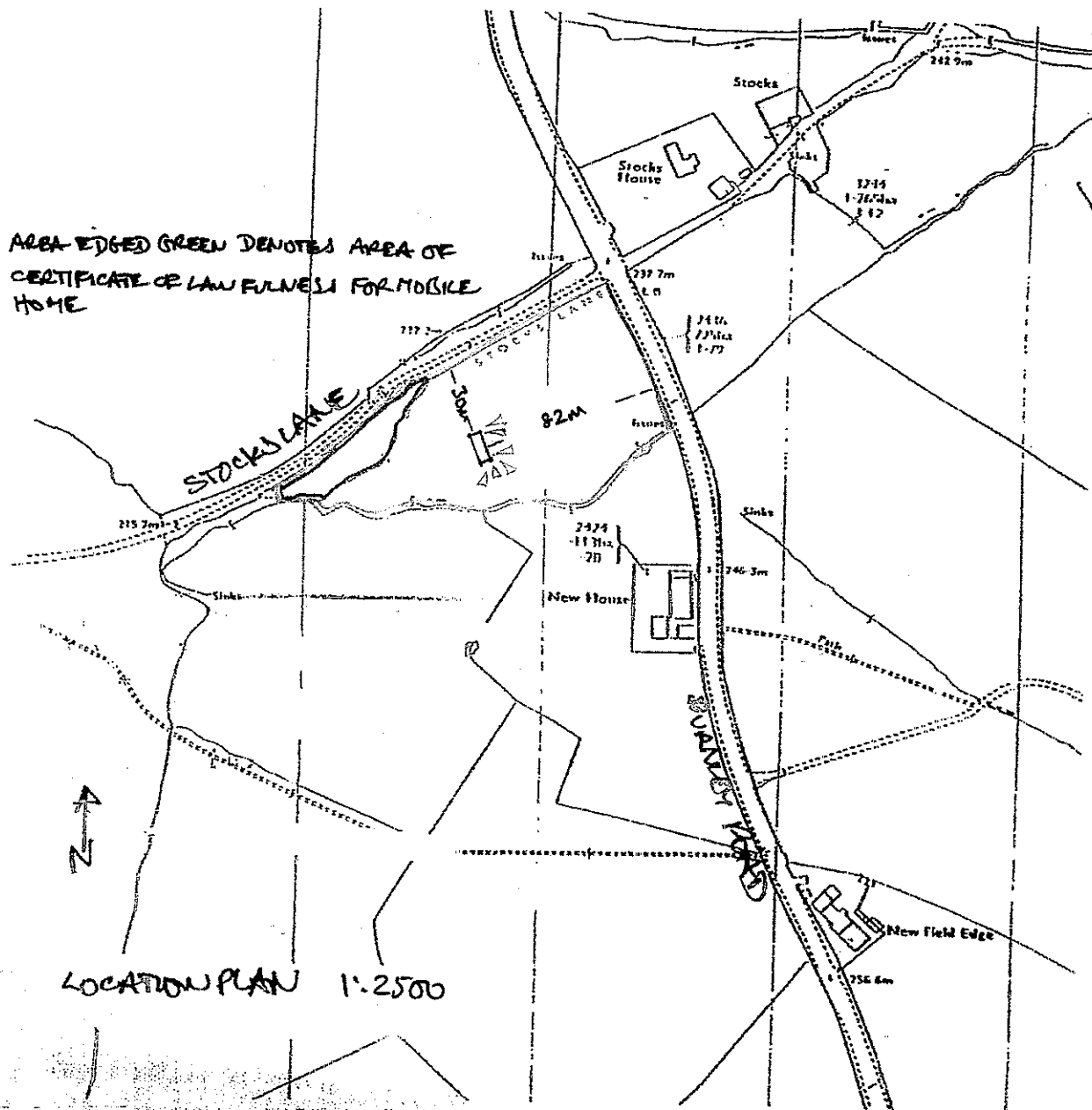
Title: Mr First Name: Steven Surname: Hartley
 Person role: Agent Declaration date: 19/10/2012 ☒ Declaration Made

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 19/10/2012

AREA EDGED GREEN DENOTES AREA OF
CERTIFICATE OF LAWFULNESS FOR MOBILE
HOME



320120952P

Retrospective application for the re-siting of a mobile home. The Bungalow, Stocks lane,
Off Burnley road, Middop, Gisburn, BB7 4JN.

Design and access statement



October 2012

Prepared by Hartley Planning and Development Associates Ltd

Introduction

The following statement is to accompany an application for the re-siting of a mobile home relating to the Bungalow, Stocks lane, Off Burnley road, Gisburn, BB7 4JN

The reason for the application

Application no 3/1992/0333 concerned a Certificate of lawfulness for the siting of a mobile home on land contained within the red edge of the current application. The application was approved on the 27th November, 1992.

A copy of the site location plan relating to the above approval is submitted with this application.

The approved site for the mobile home adjoins the river and is starting to subside. While it might be possible to carry out engineering works to stabilise the site the applicant would prefer to re site the mobile home on adjacent land where there would be no such danger of any imminent collapse or flooding with the consequent threat to his family

Appraising the context of the site

The site in its immediate and wider context in terms of physical, social and economic characteristics

The proposed relocation is contained within bankings which have existed for some time (over 10 years) and the mobile home is sited close to the banking so that its roof only is visible from Burnley road.

The applicant would be content to accept any landscaping condition relating to the bankings or boundary treatment

Relevant Planning policies

The site is within the Green Belt.

The National Planning Policy Framework permits the replacement of existing buildings in the Green Belt

89. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

Design Matters

Amount of development proposed

1 no mobile home

It is appreciated that the site already contains a certificate of Lawfulness for 1 mobile home and that the Council, if it is to approve its re-siting, will want to ensure that by so doing it is not granting approval for a second mobile home.

It is not the intention of the applicant to seek approval for a second mobile home.

He is content to deal with this matter as thought appropriate by the LPA.

The wording of the application and any approval indicating that this is for the "resiting" of the mobile home might in itself suffice. Alternatively a condition to the effect that any approval is not for the siting of a second mobile on the site might also be used.

Another council (Rossendale) dealt with this issue by applying the following condition after consulting its lawyers:-

(application no 14/1996/339):-

The permission hereby granted (hereinafter called "the second permission") shall not be implemented in addition to or in combination with the yet to be constructed phase 2 of the development permitted by the notice of permission number 14/92/598 issued by the Council on the 24 December 1992 (hereinafter called "the first permission"). Reason: for the avoidance of doubt

and to prevent an inappropriate development of the site by the implementation or partial implementation of both the second permission and phase 2 of the first permission

The applicant would be very content to accept such a condition based on the above, possible along the following lines

The permission hereby granted shall not be implemented in addition to or in combination with the development permitted by the notice of permission number 3/1002/0333 issued by the Council on the 27 November, 1992. Reason: for the avoidance of doubt and to prevent an inappropriate development of the site by the implementation of both the second permission and the first permission

The layout itself

The mobile home has been sited parallel to the existing banking with its main door and windows facing into the site

Dimensions

The mobile home measures 12.19m (40ft) by 4.27m (14 ft)

Landscaping

Materials

The materials are typically those of a mobile caravan and the colour is white (Please see photo)

Access

The existing access is retained