



RIBBLE VALLEY
BOROUGH COUNCIL

23 OCT 2012

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For office use only

Application No.

320120981P

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:		Surname:	
Company name:	Smallbone Cars Ltd				
Street address:	C/o Agent				
Town/City:					
County:					
Country:					
Postcode:					
Telephone number:					
Mobile number:					
Fax number:					
Email address:					
Are you an agent acting on behalf of the applicant?					☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Alan	Surname:	Kinder
Company name:	Avalon Town Planning Ltd				
Street address:	2 Reedley Business Centre Redman Road				
	Reedley				
Town/City:	Burnley				
County:	Lancashire				
Country:	United Kingdom				
Postcode:	BB10 2TY				
Telephone number:					
Mobile number:					
Fax number:					
Email address:					planning@avalontp.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use of land to facilitate the sale of motor vehicles, touring caravans and trailer tents

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:

01/01/2005

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

☐ Yes ☒ No

4. Site Address Details

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

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:

Description:

5. Pre-application Advice

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

7. Waste Storage and Collection

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

☐ Yes ☒ No

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

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

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

Walls - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

N/a

Roof - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

N/a

Windows - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

9. (Materials continued)

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Doors - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

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:

DAS
Location Plan
Site Plan

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	N/a		

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:

Car sales

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?

00.13

hectares

22. Industrial or Commercial Processes and Machinery

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

N/a

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

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

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

☒ The agent ☐ The applicant ☐ Other person

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

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

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

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

Agricultural Land Declaration - You Must Complete Either A or B

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

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

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

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

26. Declaration

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

☒ Date

Avalon

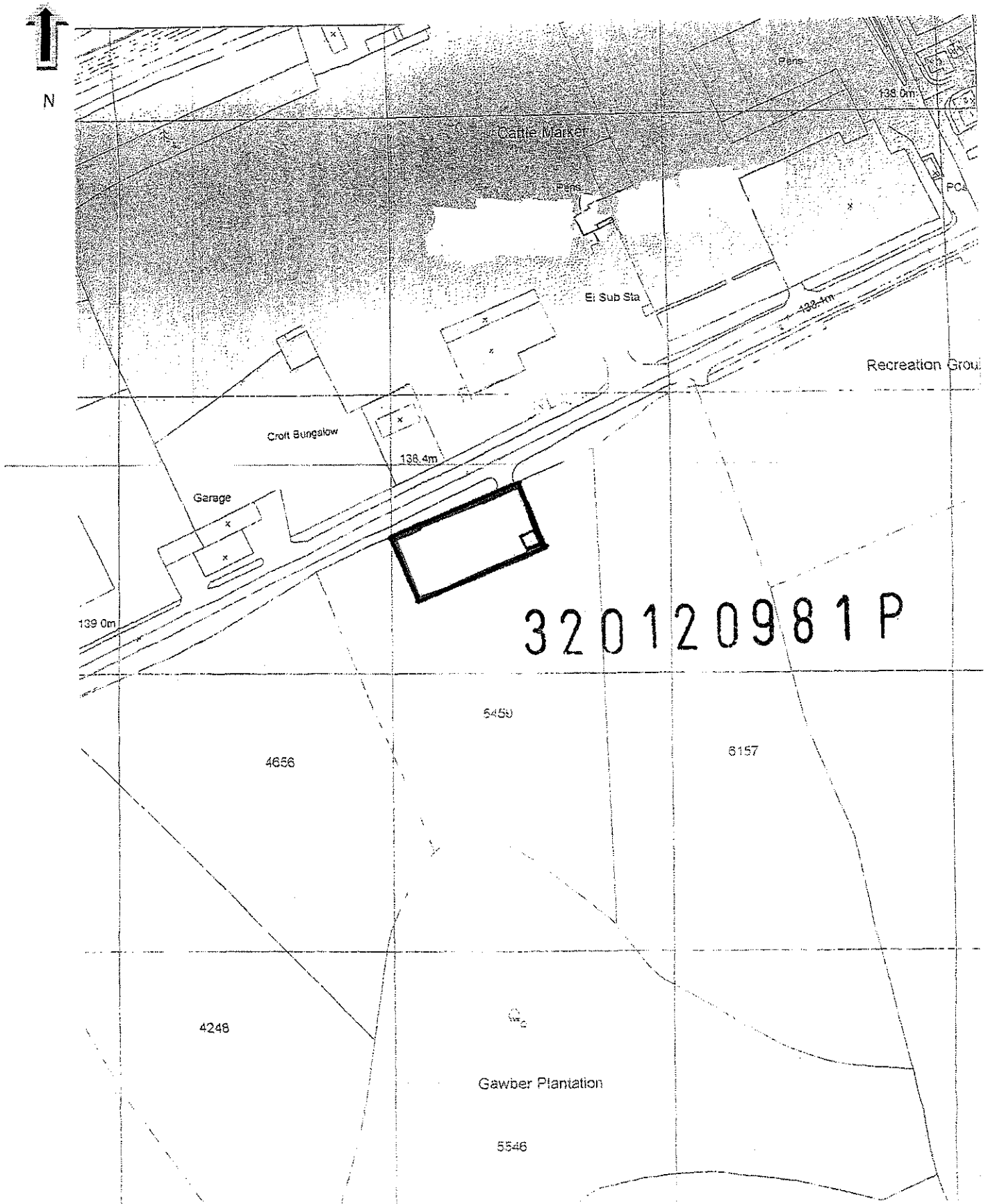
Chartered Town Planning



RTPI

regulator of space - making it place

Town Planning - Architectural Design - Building Regulations - Surveying



Scale: 1:1250

Directors - Alan Kinder, Dip T.P. (Leeds), MRTPi & Val Kendall

2, Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

Phone: 01282 834934 Fax: 01282 451666 Web: www.avalontp.co.uk Email: planning@avalontp.co.uk

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DESIGN AND ACCESS STATEMENT

SITE: DEERPARK GARAGE, A59, GIBURN

320120981P

PROPOSAL: CHANGE OF USE TO FACILITATE THE SALE OF MOTOR VEHICLES, TOURING CARAVANS AND TRAILER TENTS

1. ASSESSMENT

- 1.1 Deerpark Garage fronts on to the south side of Clitheroe Road to the west of the centre of the village. Land to the west, south and east is in agricultural use and outside the defined settlement boundary but the site, the subject of this application is within the settlement boundary. Land to the north side of Clitheroe Road is dominated by Gisburn Auction Mart and the Texaco filling station.
- 1.2 Government guidance comprises saved Policies of the Ribble Valley Districtwide Local Plan of particular relevance are G1 which details development control criteria that may be applicable in the determination of planning applications and G4 which sets out the nature of development applicable within villages including Gisburn. The National Planning Policy Framework (NPPF) also seeks to support a prosperous rural economy with the expansion/diversification of an existing business which would benefit the local economy.

2. INVOLVEMENT

- 2.1 The nature of the application has not necessitated in pre-application discussions with the local planning authority.

3. EVALUATION

- 3.1 For many years the site was operated by Hodson's Coaches and included a petrol filling station. Since that use ceased various planning applications have been granted by the local planning authority which can be summarised as follows:
3/2004/1145 - Change of use to car showroom and sales, and closure of western access - Approved with conditions 1 February 2005

3/2005/0405 - Construction of single storey motor vehicle showroom including reception offices and toilet facilities – Approved with conditions 26 July 2005

3/2006/0293 - Vehicle sales court including sales office – Approved with conditions 12 June 2006

3/2008/1037 - Retention of vehicle sales building – Approved with conditions 6 February 2009

- 3.2 Current planning consents are for the display and sales of cars. Whilst the present business is well established, in the current economic climate it is proposed to diversify the business to allow for the display and sales of motor vehicles, touring caravans and trailer tents.

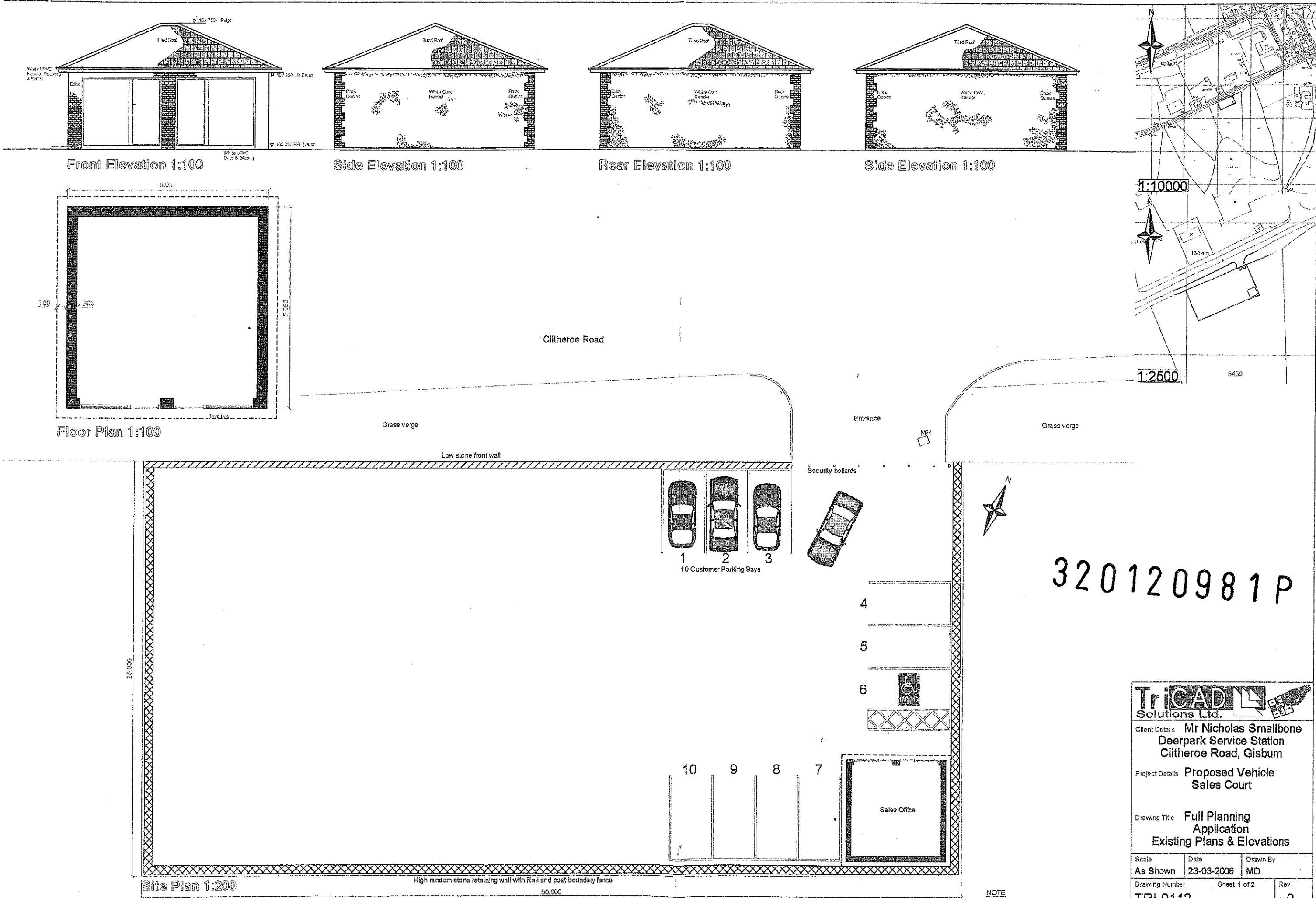
4. DESIGN

- 4.1 The site will continue to be utilised as a vehicle sales yard and associated sales office. No additional structures are proposed therefore there are no design issues.

5. ACCESS

- 5.1 Level access is provided to the site.

October 2012



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.		
Client Details Mr Nicholas Smallbone Deerpark Service Station Clitheroe Road, Gisburn		
Project Details Proposed Vehicle Sales Court		
Drawing Title Full Planning Application Existing Plans & Elevations		
Scale	Date	Drawn By
As Shown	23-03-2006	MD
Drawing Number	Sheet 1 of 2	Rev
TRI-0112		0
Professional CAD Drafting Solutions 10 Holly Tree Way, Penicook, Blackburn, BB2 5AB Tel: 01284 614000 Mob: 07298 020000 Fax: 01284 614001 Web: www.tricad.co.uk		