



RIBBLE VALLEY
BOROUGH COUNCIL

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

For office use only

Application No 920121042 P

Date received

Fee paid £

Receipt No:

16 NOV 2012

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 & Mrs	First name:	GARY	Surname:	CLARKSON
Company name:					
Street address:	RIBBLESDALE		Country Code	National Number	Extension Number
	LITTLEMOOR ROAD		Telephone number:		
Town/City:	CLITHEROE		Mobile number:		
County:	LANCS		Fax number:		
Country:			Email address:		
Postcode:	BB7 1EW				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Cyril	Surname:	Cambridge
Company name:	CRC DESIGN				
Street address:	5 Wallhurst Close		Country Code	National Number	Extension Number
	Worsthorne		Telephone number:	01282 457936	
Town/City:	Burnley		Mobile number:	07837352179	
County:	Lancashire		Fax number:		
Country:	United Kingdom		Email address:		
Postcode:	BB10 3NY		cyril@crcdesign.org.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

CHANGE OF USE FROM VACANT SHOP PREMISES AND DWELLING TO FORM 2NO APARTMENTS

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: 2 Suffix:

House name:

Street address: WALKER STREET

Town/City: CLITHEROE

County: LANCS

Postcode: BB7 1NN

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

Easting: 374670

Northings: 441822

Description:

320121042P

CHANGE OF USE FROM VACANT SHOP AND DWELLING TO FORM TO 2 BEDROOM APARTMENTS

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

Reference: RV/2012/ENQ/00120

Date (DD/MM/YYYY): 21/06/2012 (Must be pre-application submission)

Details of the pre-application advice received:

CHANGE OF USE APPLICATION REQUIRED AND APPEARS ACCEPTABLE

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)

1219-2A SCHEME DRAWING PLANNING APPLICATION

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:

1219-2A SCHEME DRAWING BIN STORAGE IN YARD AREA

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

☒ Yes ☐ No

If Yes, please provide details:

1219-2A SCHEME DRAWING BIN STORAGE IN YARD AREA

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)

320121042P

Walls - description:

Description of existing materials and finishes:

NATURAL COURSED STONework RENDER AND BRICKWORK

Description of proposed materials and finishes:

NATURAL COURSED STONework AND K REND COLOURED RENDER

Roof - description:

Description of existing materials and finishes:

BLUE SLATE

Description of proposed materials and finishes:

BLUE SLATE

Windows - description:

Description of existing materials and finishes:

TIMBER PAINTED

Description of proposed materials and finishes:

WHITE UPVC

Doors - description:

Description of existing materials and finishes:

TIMBER

Description of proposed materials and finishes:

SECURED BY DESIGN

Vehicle access and hard standing - description:

Description of existing materials and finishes:

CONCRETE

Description of proposed materials and finishes:

TARMAC

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:

1219-1 SURVEY DRAWING
1219-2A SCHEME DRAWING PLANNING APPLICATION
1219-3 SITE AND LOCATION 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	1	1
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):

1219-2A

9. (Materials continued)

320121042P

Walls - description:

Description of existing materials and finishes:

NATURAL COURSED STONEWORK RENDER AND BRICKWORK

Description of proposed materials and finishes:

NATURAL COURSED STONEWORK AND K REND COLOURED RENDER

Roof - description:

Description of existing materials and finishes:

BLUE SLATE

Description of proposed materials and finishes:

BLUE SLATE

Windows - description:

Description of existing materials and finishes:

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Description of proposed materials and finishes:

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Short description of Other			

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1219-2A

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 320121042P

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:

VACANT SHOP AND DWELLING

Is the site currently vacant?

☒ Yes ☐ No

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

DWELLING

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)

Market Housing - Proposed

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

Proposed Market Housing Total 2

Market Housing - Existing

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

Existing Market Housing Total 1

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	1

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

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	22.5	22.5	0.0	-22.5
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		22.5	22.5	0.0	-22.5

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

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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 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

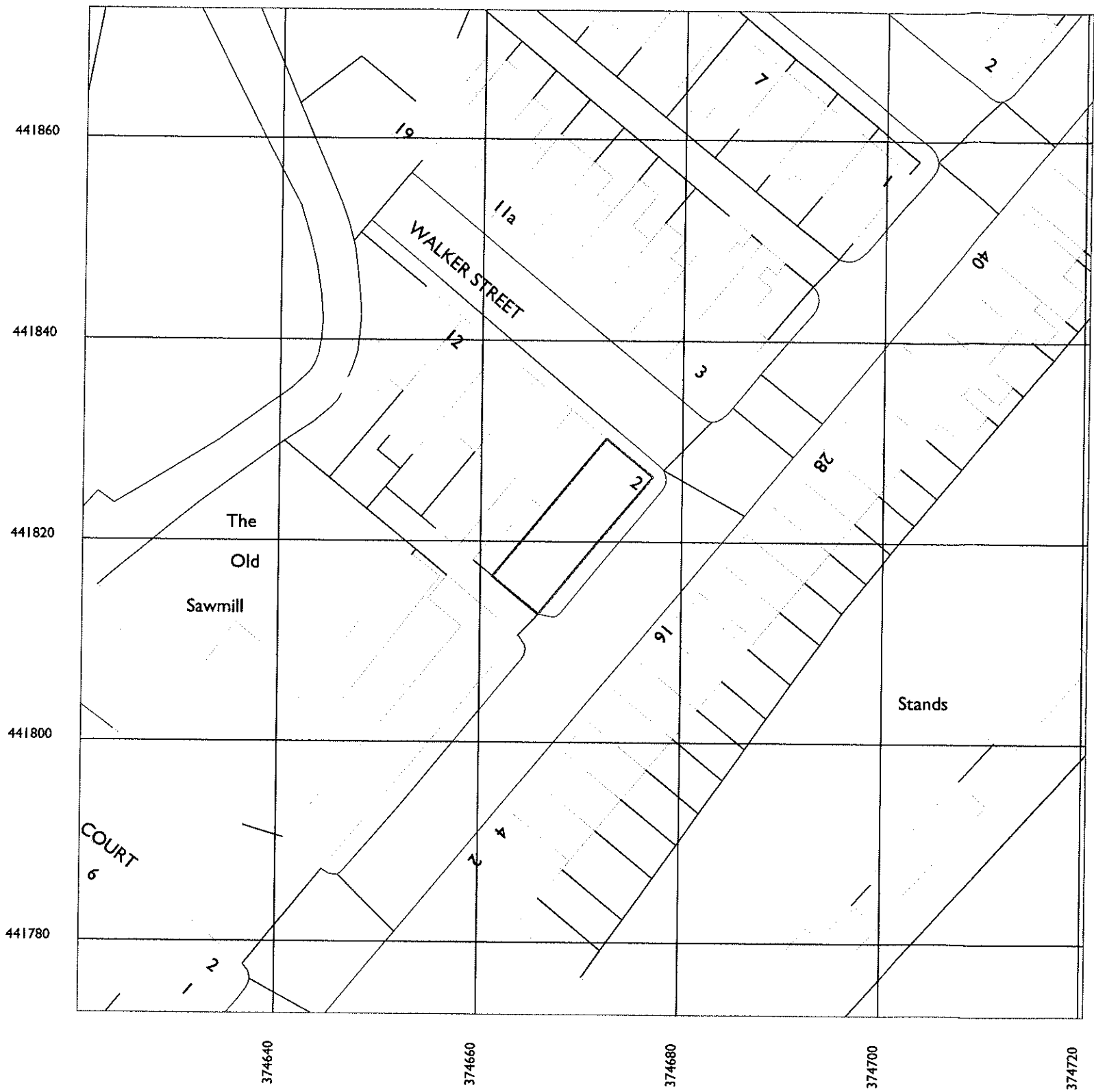
Title: First Name: Surname:

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.

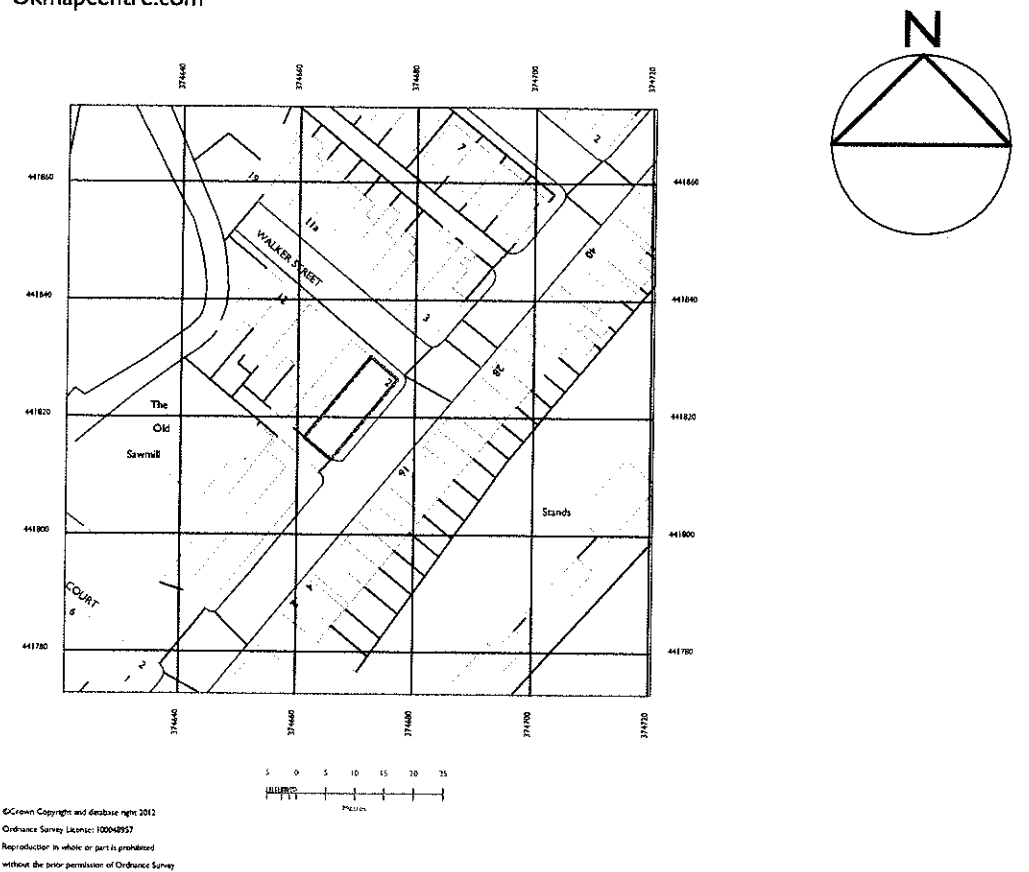
☒ Date



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SITE PLAN 1:500

Ordnance Survey®
 Ukmapcentre.com



LOCATION PLAN 1:1250

320121042P

CRC DESIGN ARCHITECTURAL SERVICES

5 WALLHURST CLOSE WORSTHORNE BURNLEY BB103NY
 tel 01282 451356 mob 01851 362173 e crcdesign@btopenworld.co.uk

project
 CHANGE OF USE FROM RETAIL PREMISES
 TO FORM 2ND APARTMENTS
 2 WALKER STREET
 CLITHEROE

client
 MR & MRS G CLARKSON

drawing title
 SITE AND LOCATION PLAN
 PLANNING APPLICATION

date OCT 2012	scale 1:500 & 1:1250 @ A3	drawing no. 1219-3
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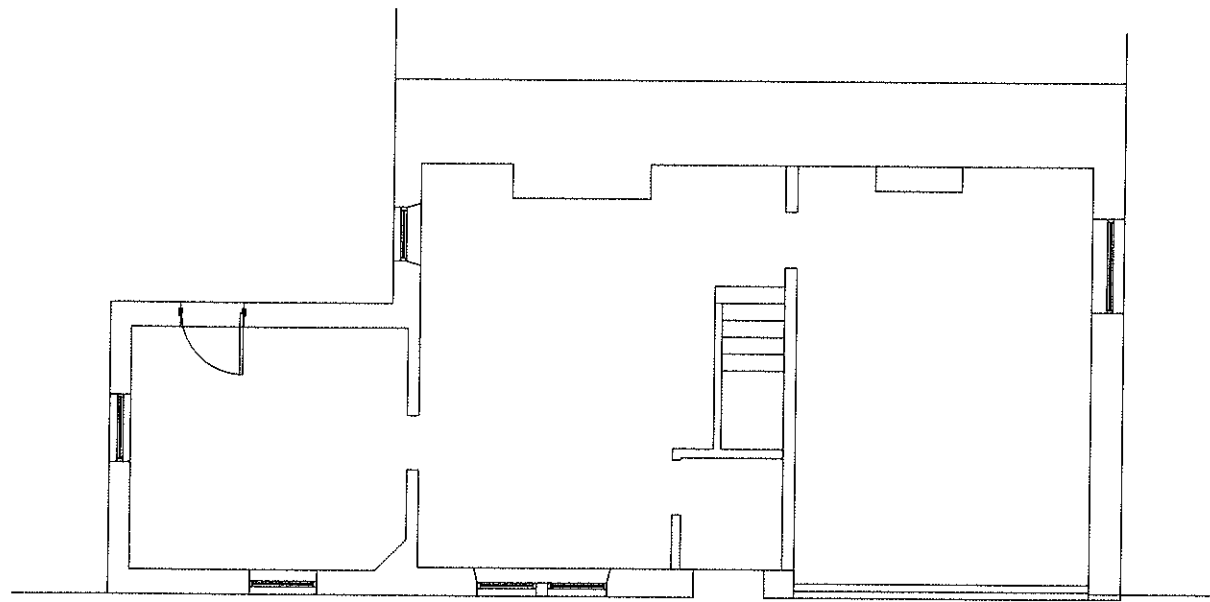
Notes

All work to be carried out in accordance with the requirements of the current Building Regulations, all relevant BS Specifications, Codes of Practice, Local and Service Authority Byelaws, and in compliance with the Local Authority Approvals

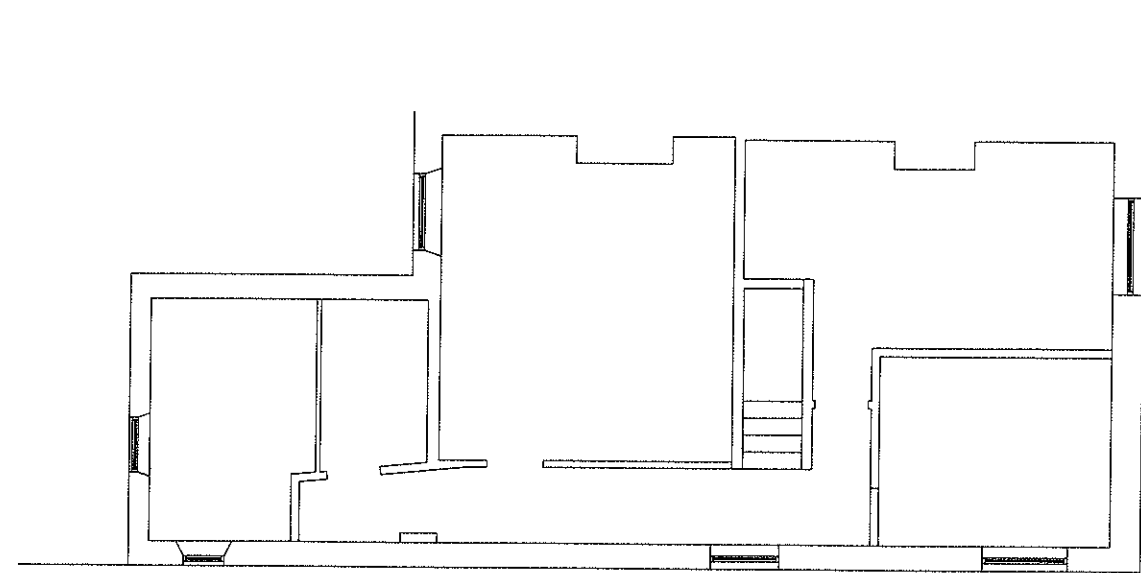
Contractors must verify all dimensions on site before commencing any work, making any shop drawings or fabricating off site.

Written dimensions should be taken in preference to scaled-off dimensions.

If there are any discrepancies found between the drawing and site, the CRC Design should be notified immediately



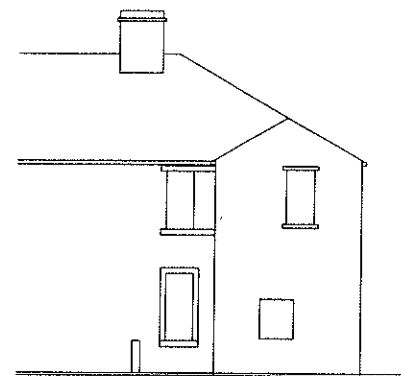
GROUND FLOOR PLAN



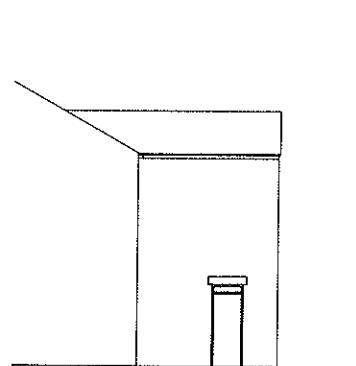
FIRST FLOOR PLAN



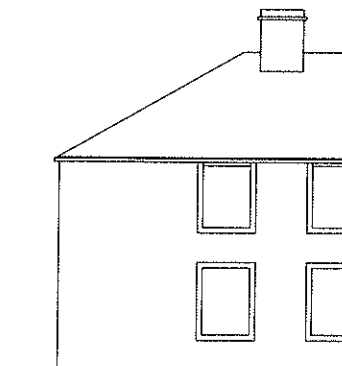
ELEVATION TO TAYLOR STREET



ELEVATION TO BACK STREET



ELEVATION TO OUTRIGGER



ELEVATION TO WALTER STREET

320121042P

revision

date

CRC DESIGN ARCHITECTURAL SERVICES

5 WALLHURST CLOSE WORSTHORNE BURNLEY BB10 3NY

tel 01252 457934 mob 077897 45219 e crcdesign@btconnect.com

project
CHANGE OF USE FROM RETAIL PREMISES
TO FORM 2NO APARTMENTS
2 WALKER STREET
CLITHEROE

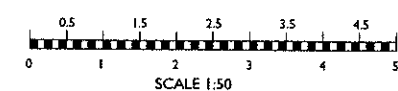
client
MR & MRS G CLARKSON

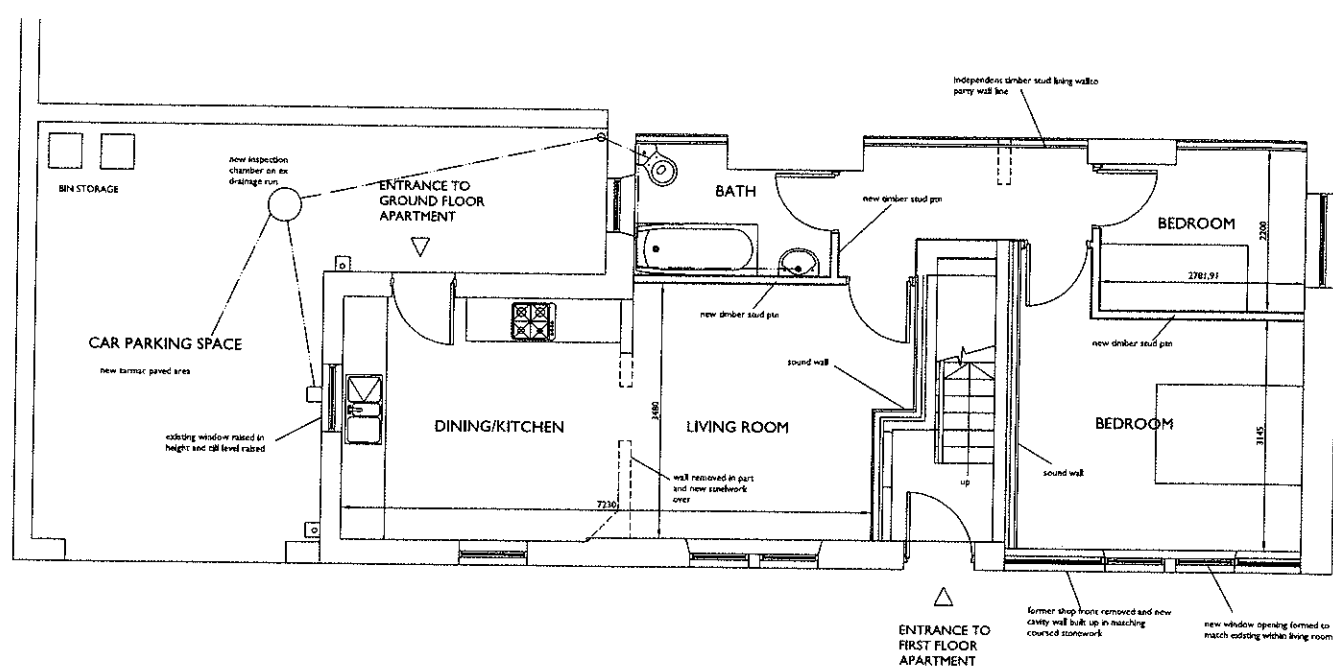
drawing title
SURVEY DRAWING
PLANNING APPLICATION

date
OCT 2012

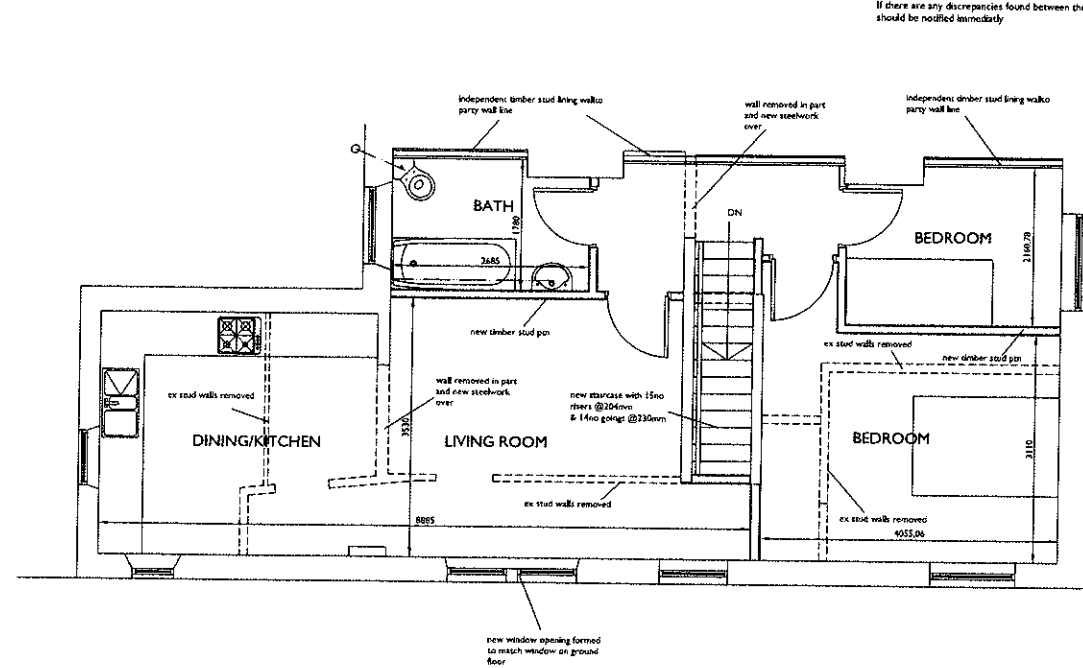
scale
1: 50 & 1:100
@ A1

drawing no.
1219-1

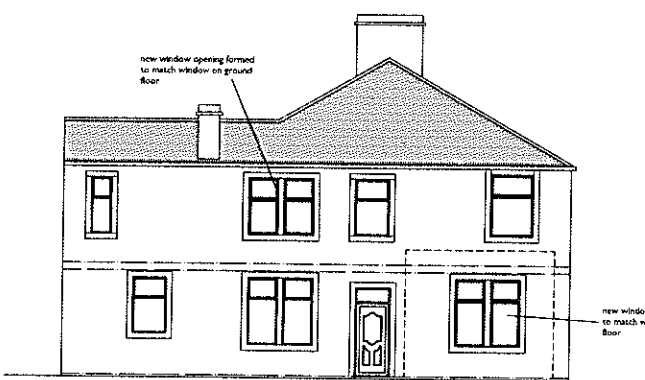




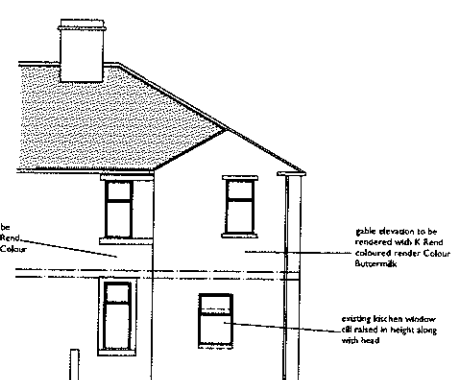
GROUND FLOOR PLAN



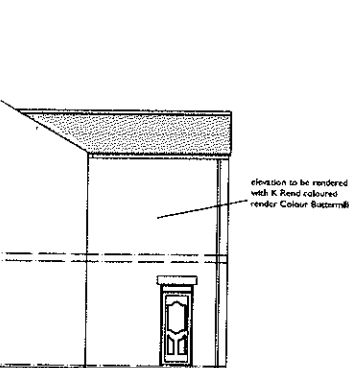
FIRST FLOOR PLAN



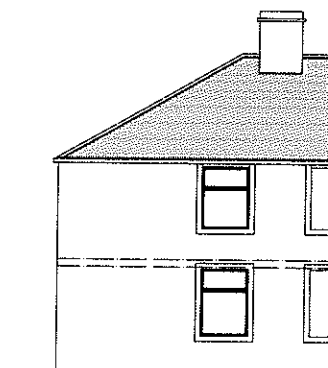
ELEVATION TO TAYLOR STREET



ELEVATION TO BACK STREET



ELEVATION TO OUTRIGGER



ELEVATION TO WALKER STREET

NOTES

WALLS

Second hand coursed stonework to match existing where the existing shopfront has been removed, new natural stone dressings to be provided to the new window openings to Walker St elevation. Outrigger to be rendered on the rear elevation side elevation facing into the yard and the rear elevation of the main property with K Rend coloured render colour Butterwell.

ROOF

Ex blue slate roof retained

WINDOWS

White upvc

DOORS

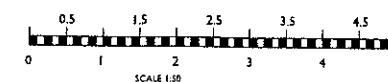
Secured by design doors

RAINWATER GOODS

Black upvc

PARKING SPACE & YARD

Black tarmac



A Elevations added for planning application

revision

15/11/12

date

CRC DESIGN ARCHITECTURAL SERVICES

5 WALLHURST CLOSE WORSTHORNE BURNLEY BB103NV

tel: 01287 497726 web: 01287 517170 : c.d.a.r.d@bt.com

project
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drawing no.

1219-2A