

28 NOV 2012

Application No.

Date received

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:	Mrs	First name:	Julie	Surname:	Whurr
Company name:	PCC for Lancashire				
Street address:	The Cross, Avenue Road				
	Hurst Green				
Towns/City:	Clitheroe				
County:	Lancashire				
Country:					
Postcode:	BB7 9QB				
				Country Code	National Number
				Telephone number:	Extension 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

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of Use for 1 room which was formerly a Police office within a house.

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:	
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House name: The Cross

Street address: Avenue Road

Hurst Green

Town/City: Clitheroe

County: _____

Postcode: 887 9QB

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

Easting: 368482

Northing: 437894

Description:

5. Pre-application Advice

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

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

If Yes, please provide details:

Already a domestic dwelling using existing local authority services

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:

Brick and rough cast render

Description of *proposed* materials and finishes:

As existing, no change

Roof - description:

Description of *existing* materials and finishes:

Pitched Slate

Description of *proposed* materials and finishes:

As existing no change

Windows - description:

Description of *existing* materials and finishes:

UPVC double glazed units

Description of *proposed* materials and finishes:

As existing, no change

Doors - description:

Description of *existing* materials and finishes:

UPVC double glazed

Description of *proposed* materials and finishes:

As existing, no change

Boundary treatments - description:

Description of *existing* materials and finishes:

Timber fence panels and hedges

Description of *proposed* materials and finishes:

As existing, no change

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Tarmac driveway leading to detached concrete garage with up and over metal door.

Description of *proposed* materials and finishes:

As existing, no change

Lighting - add description

Description of *existing* materials and finishes:

Domestic lighting

Description of *proposed* materials and finishes:

As existing, no change

9. (Materials continued)

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

320121081P
Yes ☒ No ☐**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	2	2	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):

Already connected, property was constructed in 1945

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:

Vacant

Is the site currently vacant? ☒ Yes ☐ No

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

A residential property previously occupied as a family home, with one room previously used as a police office but not used for this purpose for several years.

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

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	0.0	0.0	0.0	0.0
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	85.0	5.7	5.7	0.0
Total		85.0	5.7	5.7	0.0

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

320121081P

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?

650

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: Mrs

First name: Julie

Surname: Whurr

Person role:

Applicant

Declaration date:

26/11/2012

☒ 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: Mrs

First Name: Julie

Surname: Whurr

Person role:

Applicant

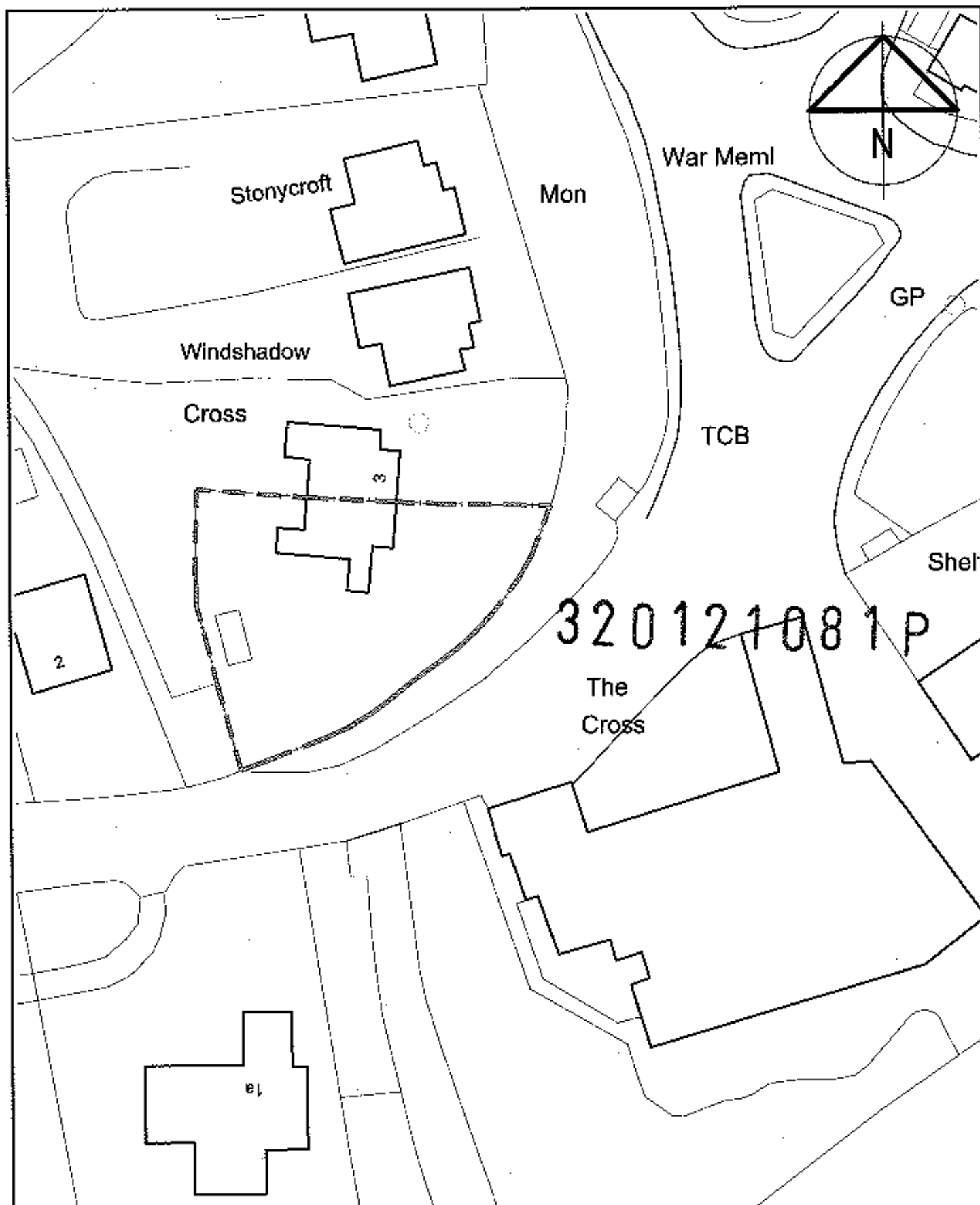
Declaration date:

26/11/2012

☒ 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 27/11/2012



Lancashire Constabulary

Resources Directorate: Estates



Steve Hodgkinson MRICS
Property Services Manager

PO Box 77 Saunders Lane
Hulcote Preston PR4 5SB
Tel: 01772 413605 Fax: 01772 412552

Address:

Hurst Green Rural Beat
1 East View - The Cross
Hurst Green
BB7 9QB

Scale:

1:500 @ A4

Drawn:

Steve Hodgkinson

Date:

19.05.2010

Checked:

Title:

Location Plan

Site Area = 664m²

Drawing Number:

Planning-084-01-5

320121081P



LANCASHIRE CONSTABULARY
POLICE HEADQUARTERS,
P.O. BOX 77,
SAUNDERS LANE,
HUTTON, PR4 5SB



Date
27 January 2006

Your ref
VOLUNTARY REGISTRATION

Our ref
LAN26100/F/207/VH/LNE1_PRVF

Proprietor/Applicant **Lancashire Police Authority**

Title number **LAN26100**

Property **Hurst Green Rural Beat**

Dear Sirs

I am writing to inform you that your application for first registration has been completed. However, part of the land in your application, which is shown tinted blue on the attached plan has not been included in your registered title because the latest edition of the Ordnance Survey map suggests that it is not occupied by you.

If you can certify that this land is within your beneficial occupation we will add it to your title.

Such certificate should be lodged under cover of a form AP1 at Land Registry Lancashire office.

Land Registry
Lancashire Office
Wrea Brook Court
Lytham Road
Warton
Lancs PR4 1TE

DX 721560 Lytham 6

Tel 01772 836700
Fax 01772 836970
lancashire.office
@landregistry.gsi.gov.uk

www.landregistry.gov.uk

If you would like to discuss this correspondence or require it in an alternative format please contact me, quoting our reference.

Yours faithfully

Verity Halliday

VERITY HALLIDAY
Direct line 01772 836914



1 THE CROSS, AVENUE RD, HURST GREEN

HERITAGE STATEMENT 3rd DECEMBER 2012

Location

320121081P

Hurst Green is designated a Conservation Area, it includes both listed and unlisted buildings. The subject property is elevated overlooking the Cross and close to the village green, in a predominantly residential location, and directly opposite the Shireburn Public House. There are a variety of properties nearby ranging from traditional stone to 1970's brick construction. The subject property is a 1930's semi detached with rough cast rendering and slate roof. Adjacent on the right hand side is a similar property being the other half of the pair, then a number of more modern single storey dwellings. On the left hand side fronting Longridge Rd, are single storey bungalows of a similar age.

The property and Its Use

The property is not listed, being a typical 1930's semi-detached house constructed originally as a residential dwelling.

It was acquired to house the local police constable and their family. One room was used as an office for the purposes of carrying out police business away from family life, but no planning permission was ever sought or granted for Change of Use since the property was primarily a family home.

Use of the room as an office ceased approximately 8 years ago and the room returned to use as part of the family home. The property is now surplus to requirements, since we no longer provide housing for Police Officers. It has been advertised for sale but the purchaser's mortgagee is requesting that Planning permission be sought for change of use, for the room that was used as an office to residential, to match the remainder of the property.

Impact of the Proposal On the Conservation Area

There will be no physical changes either externally or internally to the property. It was originally constructed as a family home, and no construction work for conversion is necessary. The street scene will be unaffected. It will be sold on the open market and occupied solely for residential use by people not connected with the Constabulary. This is in keeping with the existing uses in the locality.

Summary

The property will remain exactly as it is, the subject room will be a third reception room. The street scene will remain unaffected, therefore, there will be no impact on the conservation area as a whole.

DESIGN AND ACCESS STATEMENT

3rd December 2012

1 THE CROSS, HURST GREEN

320121081P

General

There are no proposed works or changes for the property which will remain exactly as it is. The application is for change of use for one room from an office to a reception room which will have no impact on design or access.

1. Access

Pedestrian access will remain as existing.

Vehicular access to the garage will remain as existing.

2. Landscaping

Landscaping will remain the same.

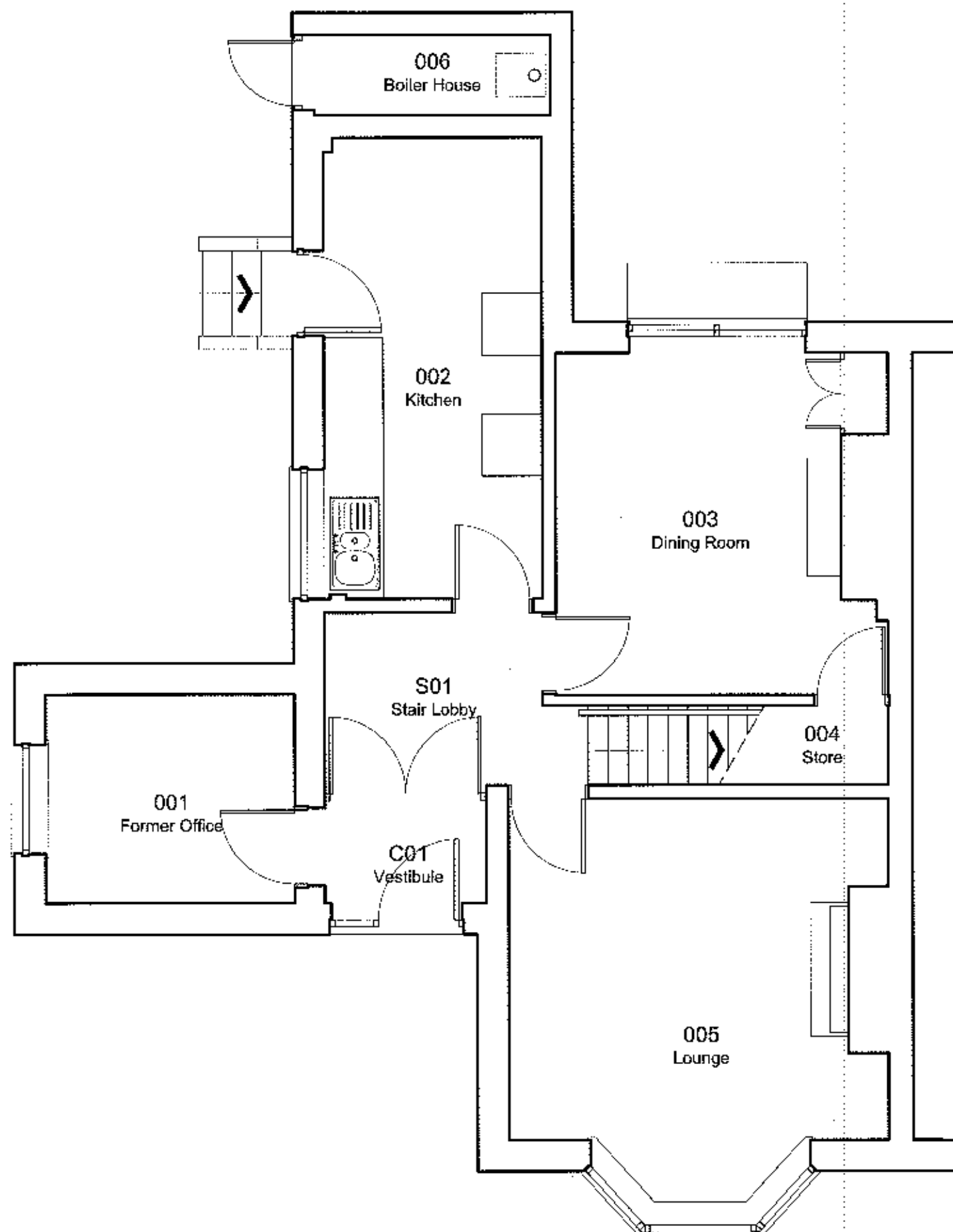
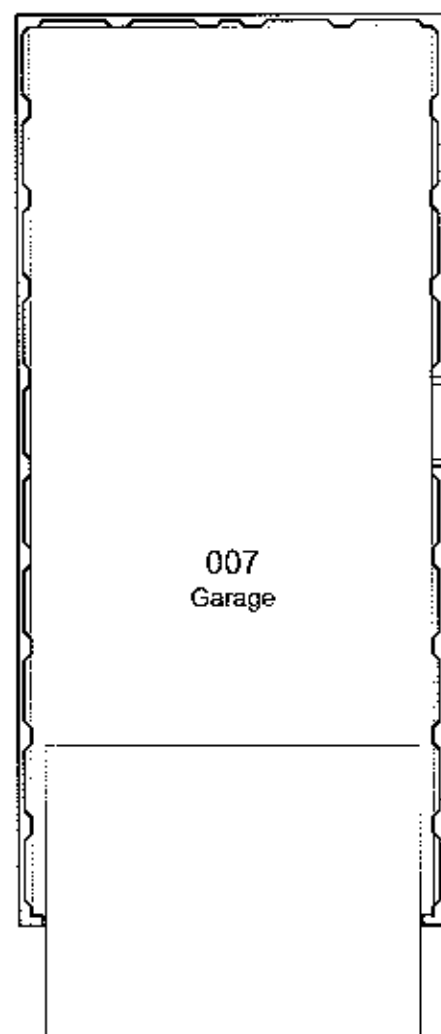
3. Appearance

Nothing will change in respect of the appearance of the property.

4. Use

The property will continue to be occupied as a family home.

Julie Whurr
Tel: 01772 413608



320121081P

Status: LOCAL AUTHORITY SUBMISSION

Lancashire Constabulary

Resources Directorate: Estates



P O Box 77 Saunders Lane
Hutton Preston PR4 5SB
Tel: 01772 413806 Fax: 01772 412652

Office:

Eastern Division

Project:

Hurst Green Rural Beat
The Cross East View
Hurst Green BB7 9QB

Title:

Plans As Existing
Ground Floor Level

Scale: 1:50 @ A3

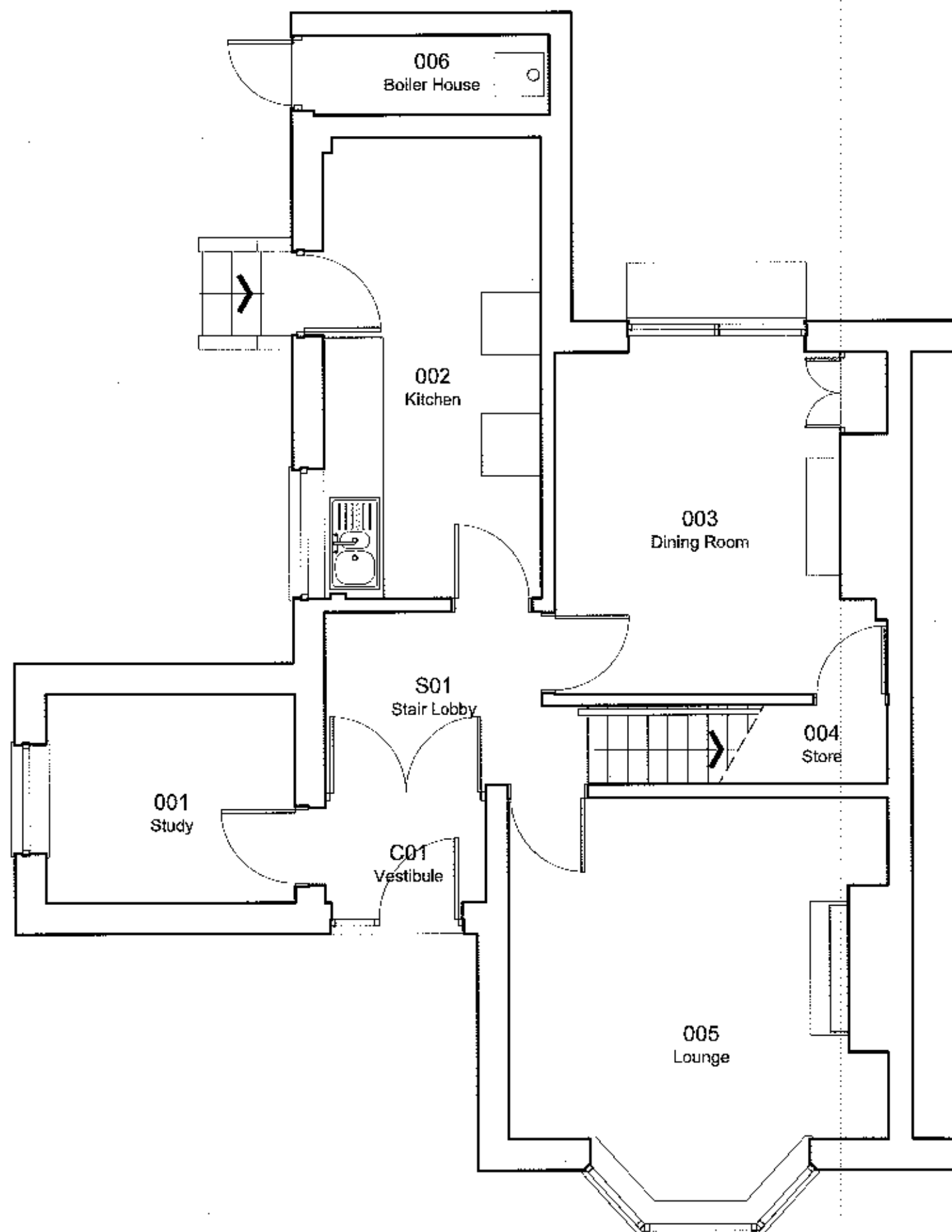
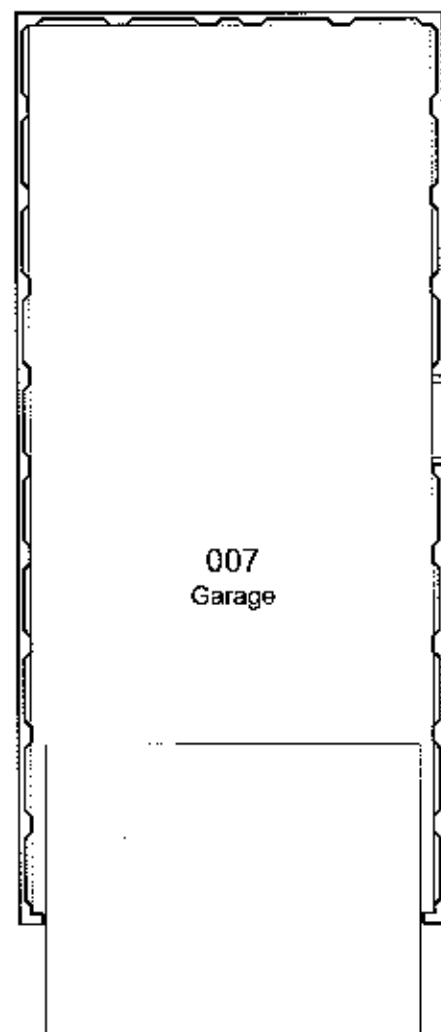
Date: 09.04.2011

Drawn: Millbrook

Drawing Number:

Planning-084-01-1

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LOCAL AUTHORITY SUBMISSION

Lancashire Constabulary

Resources Directorate: Estates



P.O. Box 77 Saunders Lane
Horton Preston PR4 5SB
Tel: 01772 413606 Fax: 01772 412552

Client:

Eastern Division

Project:

Hurst Green Rural Beat
The Cross East View
Hurst Green BB7 9QB

Title:

Plans As Proposed
Ground Floor Level

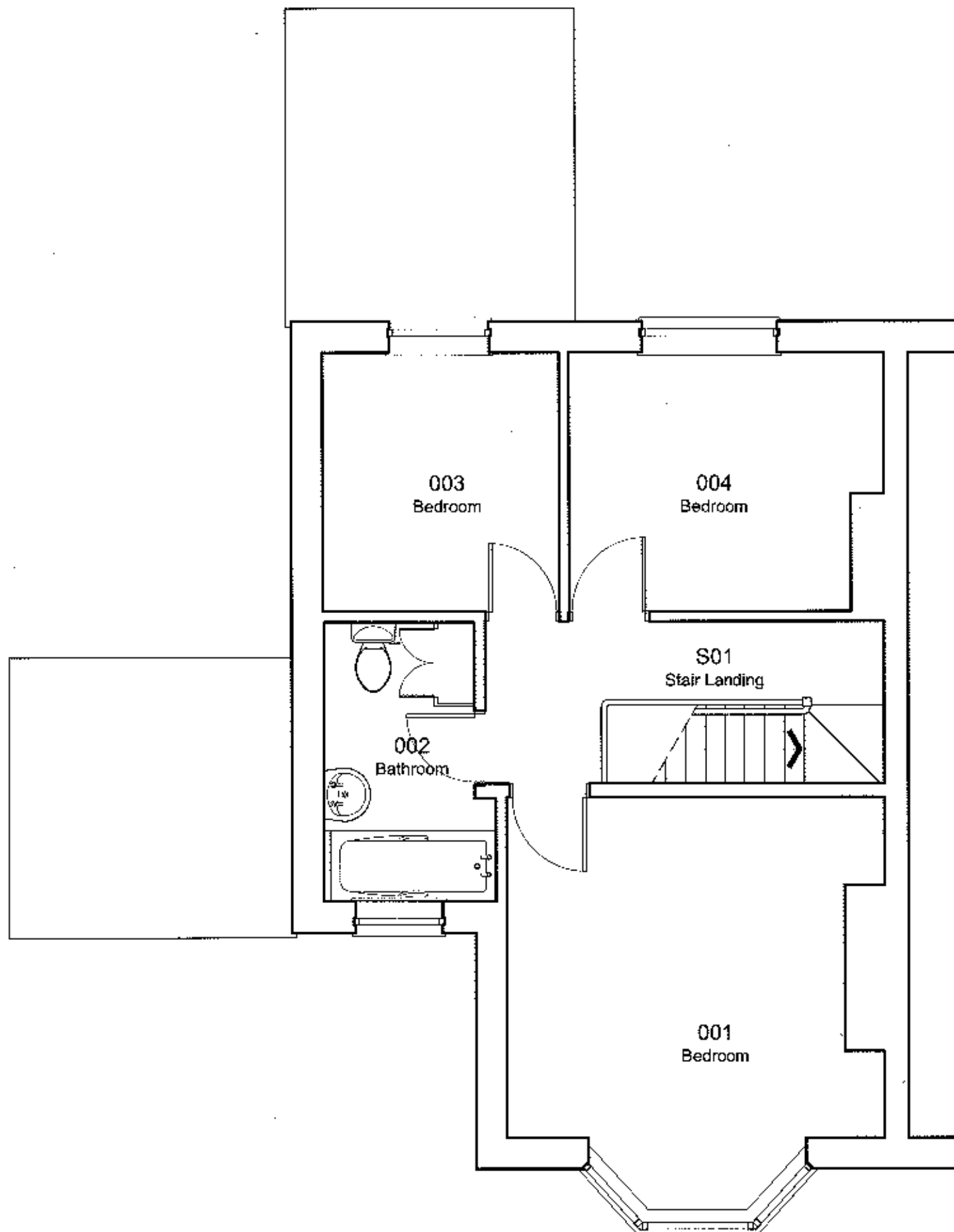
Scale:
1:50 @ A3

Date:
09/04/2011

Drawn by:
M. Milbrook

Drawing Number:

Planning-084-01-3



320121081P

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LOCAL AUTHORITY SUBMISSION

Lancashire Constabulary

Resources Directorate: Estates



P O Box 77 Saunders Lane
Hutton Preston PR4 5SB
Tel: 01772 413600 Fax: 01772 412552

Eastern Division

Hurst Green Rural Beat
The Cross East View
Hurst Green BB7 9QB

Plans As Proposed
First Floor Level

Scale: 1:50 @ A3

Date: 09.04.2011

Drawn: Millbrook

Drawing Number:

Planning-084-01-4

