



**RIBBLE VALLEY
BOROUGH COUNCIL**

08 DEC 2012

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:	Whalley Developments Ltd																								
Street address:	C/o Agent																								
Town/City:																									
County:																									
Country:																									
Postcode:																									
<table border="0"> <tr> <td>Telephone number:</td> <td>Country Code</td> <td>National Number</td> <td>Extension Number</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Mobile number:</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Fax number:</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Email address:</td> <td colspan="3"></td> </tr> </table>						Telephone number:	Country Code	National Number	Extension Number					Mobile number:				Fax number:				Email address:			
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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																								
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3. Description of the Proposal

Please describe the proposed development including any change of use:

FULL APPLICATION FOR THE ERECTION OF FOUR DWELLINGS (ALTERNATIVE SCHEME TO THAT APPROVED UNDER REFERENCE 3/2009/0807)

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:	Abbey Farm		
Street address:	Nethertown Close		
	Whalley		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 9SF		

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

Easting:	372574
Northing:	436656

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

If Yes, please provide details:

Within domestic curtilage

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

☒ Yes ☐ No

If Yes, please provide details:

In line with local authorities collection policy

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:

K Rendering system & Natural Stone detailing

Roof - description:

Description of existing materials and finishes:

N/a

Description of proposed materials and finishes:

Natural Slate

9. (Materials continued)

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

N/a

Description of *proposed* materials and finishes:

Light Oak Upvc

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

N/a

Description of *proposed* materials and finishes:

Light Oak Upvc

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

Land Quality Assessment

WHA/01 Dwg01

WHA/01 Dwg02

WHA/01 Dwg03

WHA/01 Dwg04

WHA/01 Dwg05

WHA/01 Dwg06

WHA/01 Dwg07

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	9	9
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:

Agricultural

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

Market Housing - Proposed

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

Proposed Market Housing Total 4

Overall Residential Unit Totals

Total proposed residential units	4
Total existing residential units	0

Market Housing - Existing

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

Existing Market Housing Total 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

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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?

28.00 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: Mr First name: A Surname: Kinder

Person role: Agent Declaration date: 06/12/2012 ☒ 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: A Surname: Kinder

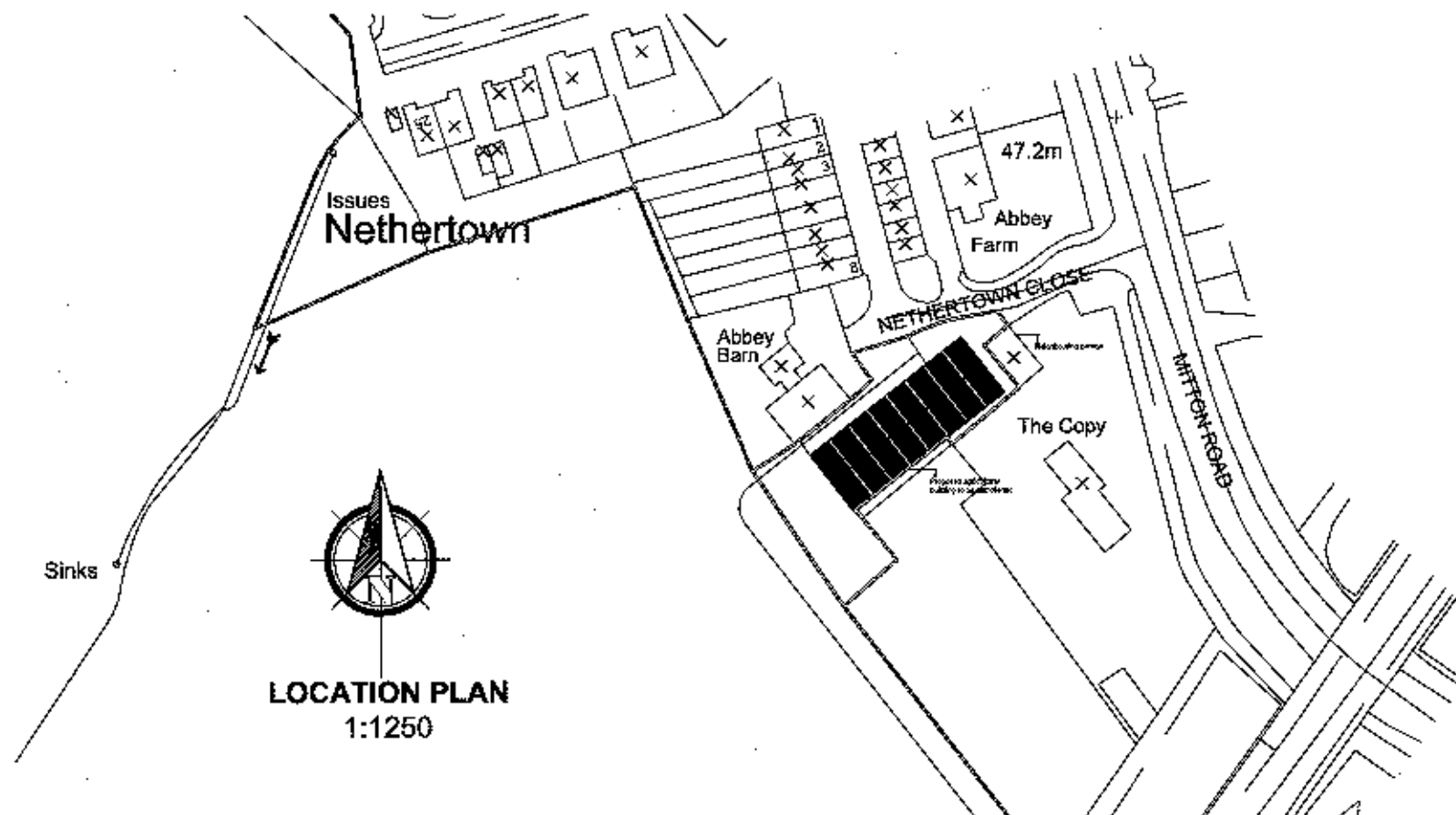
Person role: Applicant Declaration date: 06/12/2012 ☒ Declaration Made

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 06/12/2012

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LOCATION PLAN
1:1250

LOCATION PLAN

Site: Proposed development at Abbey Barn
Nethertown Close
Whalley
Clitheroe
BB7 9SF

Client: WHALLEY DEVELOPMENTS LTD

Drawn: NYB

Date: 04.12.12

Scale: 1:1250 @ A4

Project No: WHA/01 Dwg 05

Amendments:

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.
All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.
All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings, if in doubt ask.
Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval

Avalon RTM

Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 **Fax:** 01282 451666

Web: www.avalon.co.uk Email: planning@avalon.co.uk
2 Roselys Business Centre, Redman Road, Burnley, Lancashire, BB4 7TY

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SITE PLAN
1:500

Abbey
Barn

NETHERTOWN CLOSE

Neighbouring garage

The Copy

Proposed agricultural
building to be demolished

MILTON ROAD

EXISTING SITE PLAN

Site: Proposed development at Abbey Barn
Nethertown Close
Whalley
Clitheroe
BB7 9SF

Client: WHALLEY DEVELOPMENTS LTD

Drawn: NYB

Date: 04.12.12

Scale: 1:500 @ A4

Project No: WHA01 Dwg 08

Amendments:

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.
All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.
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Chartered Town Planning

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Phone: 01282 834834 Fax: 01282 451866

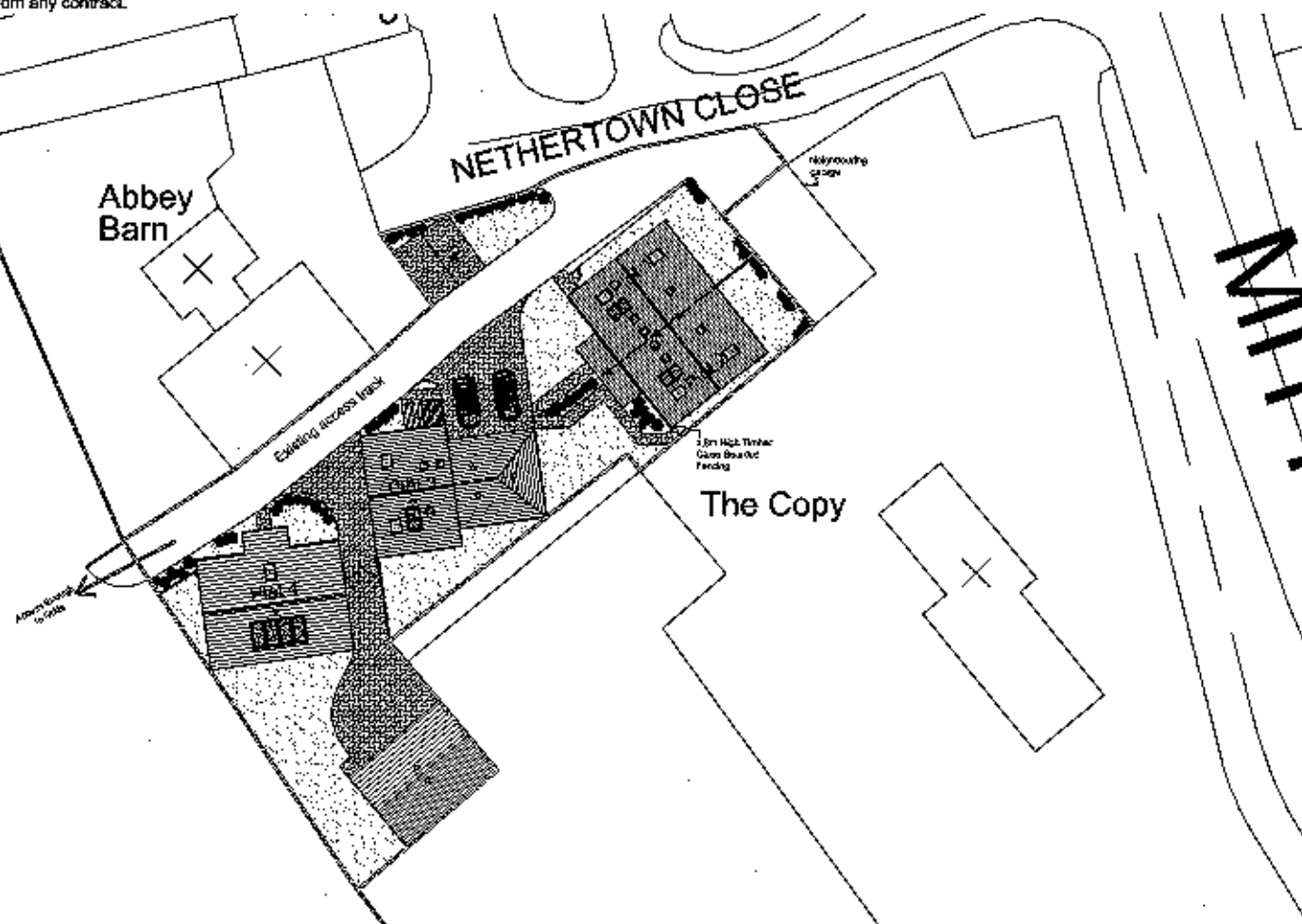
Web: www.avalon.co.uk Email: planning@avalon.co.uk
2 Redley Business Centre, Redley Road, Bolton, Lancashire, M40 2TY

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SITE PLAN
1:500



PROPOSED SITE PLAN

Site: Proposed development at Abbey Barn
Nethertown Close
Whalley
Clitheroe
BB7 9SF

Client: WHALLEY DEVELOPMENTS LTD

Drawn: NYB

Date: 04.12.12

Scale: 1:500 @ A4

Project No: WHA/01 Dwg 07

Amendments:

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.
All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.
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Avalon



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Town Planning • Architectural Design • Building Regulations • Surveying

Phone: 01282 834834 **Fax:** 01282 451666

Web: www.avalon.co.uk Email: planning@avalon.co.uk
2 Reddy Business Centre, Redden Road, Dunley, Lancashire, BB9 2TY

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DESIGN AND ACCESS STATEMENT

SITE: ABBEY FARM, NETHERTON CLOSE, WHALLEY

**PROPOSAL: FULL APPLICATION FOR THE ERECTION OF FOUR DWELLINGS
(ALTERNATIVE SCHEME TO THAT APPROVED UNDER REFERENCE 3/2009/0807)**

1 ASSESSMENT

1.1 The application site consists of the site of a former modern portal framed agricultural building situated on the south side of Netherfield Close off Mitton Road, Whalley Forming part of the Abbey Farm complex which no longer functions as an agricultural unit and has been converted to a small residential development over the years.

1.2 The site lies in open countryside as defined in the district wide local plan. Land in the immediate vicinity is in residential use with open fields to the west of the application site.

1.3 The relevant recent history of the site can be summarised as follows.

3/2006/1015 – Conversion of existing agricultural building to form 4 no. Holiday Lets –
Approved conditionally 16/03/2007

3/2009/0807 – Demolish an existing agricultural building and replace it with four holiday cottages in two stone built buildings, together with parking areas and parking – Approved conditionally 18/12/2009

3/2012/0264 – Application to remove condition no.4 (occupancy period) from planning permission 3/2009/0807P to allow the holiday lets to be used as permanent residential dwellings – Approved 17/5/2012

3/2012/0586 – Demolition of existing agricultural building – Approved 30/07/2012

3/2012/???? – Renewal of planning consent 3/2009/0807 – Current Application

2 INVOLVEMENT

2.1 Given the most recent planning history of the site since 2009 and the fact that the site benefits from extant planning consent for the development of 4 new build houses, the principle of the residential redevelopment of this site has been long established and therefore it is only matters of detail in respect of the differing house types which should be a matter of consideration with this latest application hence the lack of need to engage in formal pre application enquiries with the authority.

3 EVALUATION

3.1 The rationale for this application stems principally from the fact that there is an extant consent to redevelop this site for 4 dwellings under reference 3/2009/0807. Subsequent to this further planning consent was granted to allow the properties to be occupied as full dwellings under reference 3/2012/0264.

3.2 As such the principle of the development of this site has been long established and therefore this application seeks consent for a differing detailed solution.

3.3 There is an identified need for new residential development within the borough with a requirement to provide over 4000 new homes in the period 2008-2028. Notwithstanding this fact the extant consent is already seen as a commitment within the existing 5 year housing land supply and therefore this proposal will not add to the existing supply figures and merely equates to a change of house type.

4 DESIGN

4.1 The original approved design sought the development of 2 pairs of semi detached properties whereas this latest scheme seeks the consent for the development of one pair of semi detached properties and 2 further detached properties. As far as the semi detached properties are concerned then the footprint of the alternative house type are broadly within the same location and the intention is to relocate the 2 remaining plots as detached units re-orientating them on the site in order to achieve greater separation distances and space around buildings with improved outlook.

4.2 The design of the individual house types are more traditional in appearance with natural stone detailing to the principal elevation with render and head cill and quoin detailing to the remaining elevations.

5.1 Level access can be provided into the site from Netherfield Close and each of the proposed house types can achieve wheel chair access given the level nature of the overall site. The site is in a sustainable location with a bus route along Mitton Road and the Whalley rail station only a few minutes' walk from the site.

December 2012