



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: 320130091P

Date received

Fee paid £

Receipt No:

Application for Planning Permission. Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:		First name:	JOHN		
Last name:	FOLEY.				
Company (optional):					
Unit:		House number:		House suffix:	
House name:					
Address 1:	HOLDEN CLOUGH NURSERY				
Address 2:	HOLDEN.				
Address 3:	BOLTON BY BOWLAND.				
Town:	CLITHEROE				
County:					
Country:					
Postcode:	BB7 4PF				

2. Agent Name and Address

Title:	MR	First name:	STEPHEN		
Last name:	BIALECKI.				
Company (optional):					
Unit:		House number:		House suffix:	
House name:	ROSEDALE.				
Address 1:	BACK LANE.				
Address 2:	GRINDLETON.				
Address 3:					
Town:	CLITHEROE				
County:					
Country:					
Postcode:	BB7 4RZ.				

3. Description of the Proposal

Please describe the proposed development, including any change of use:

PROPOSED EXTENDED CAR-PARK AREA

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

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

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: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix: House name: Address 1: **HOLDEN CLOUGH NURSERY**Address 2: **HOLDEN.**Address 3: **BOLTON BY BOWLAND.**Town: **CLITHERAE**County: Postcode (optional): **BB7 4PF**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

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)

Please tick if the full contact details are not known, and then complete as much as possible: ☐Officer name: Reference: Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of WayIs a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ NoIs a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ NoAre there any new public roads to be provided within the site? ☐ Yes ☒ NoAre there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ NoDo 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)

7. Waste Storage and CollectionDo the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ NoIf Yes, please provide details:
N/A.Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ NoIf Yes, please provide details:
N/A.**8. Neighbour and Community Consultation**Have you consulted your neighbours or the local community about the proposal? ☒ Yes ☐ No

If Yes, please provide details:

OWNERS AT SPRINGFIELD WEST OF THE SITE HAVE SEEN THE PLANS. O.K.**9. Council Employee / Member**Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls			☒	☐	
Roof			☒	☐	
Windows			☒	☐	
Doors			☒	☐	
Boundary treatments (e.g. fences, walls)			☒	☐	
Vehicle access and hard-standing	COMPACTED STONE GRAVEL.		☐	☐	
Lighting			☒	☐	
Others (please specify)			☒	☐	

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:

DRAWINGS NO 7006-7-1B
DESIGN AND ACCESS STATEMENT.

11. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	19	63	42
Light goods vehicles/ public carrier vehicles			
Motorcycles	1	1	—
Disability spaces	2	2	—
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
 ☐ Cess pit
☐ Septic tank
 ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

N/A.

13. 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 a 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
 ☐ Existing watercourse
☐ Soakaway
 ☐ Pond/lake
☐ Main sewer

N/A.

14. Biodiversity and Geological Conservation

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

15. Existing Use

Please describe the current use of the site:

GARDEN.

Is the site currently vacant?

☒ Yes ☐ No

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

GARDEN.

When did this use end (if known)?
DD/MM/YYYY
(date where known may be approximate)

N/A.

Does the proposal involve any of the following:

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

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. 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 will need to provide a full Tree Survey, with accompanying plan before your application can be determined. 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'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes☒ No

If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total proposed residential units (A+B+C+D)=

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total existing residential units (E+F+G+H)=

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐				
Net tradable area:	☐				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐				
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER Please specify	☐				
	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential institutions	☐			
Other	Hostels	☐			

20. EmploymentPlease complete the following information regarding employees: **N/A.**

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees				

21. Hours of OpeningPlease state the hours of opening for each non-residential use proposed: **N/A.**

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha)

0.099 HECTARE

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else 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 to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

Notice of the application has been published in the following newspaper
(circulating in the area where the land is situated):On the following date (which must not be earlier
than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form:



The correct fee:



3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



3 copies of a design and access statement:



3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



3 copies of other plans and drawings or information necessary to describe the subject of the application:



3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):

**27. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:
Country code: Mobile number (optional):
Country code: Fax number (optional):
Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:
Country code: Mobile number (optional):
Country code: Fax number (optional):
Email address (optional):

30. 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)

☐ Agent☒ Applicant☐ Other (if different from the agent/applicant's details)

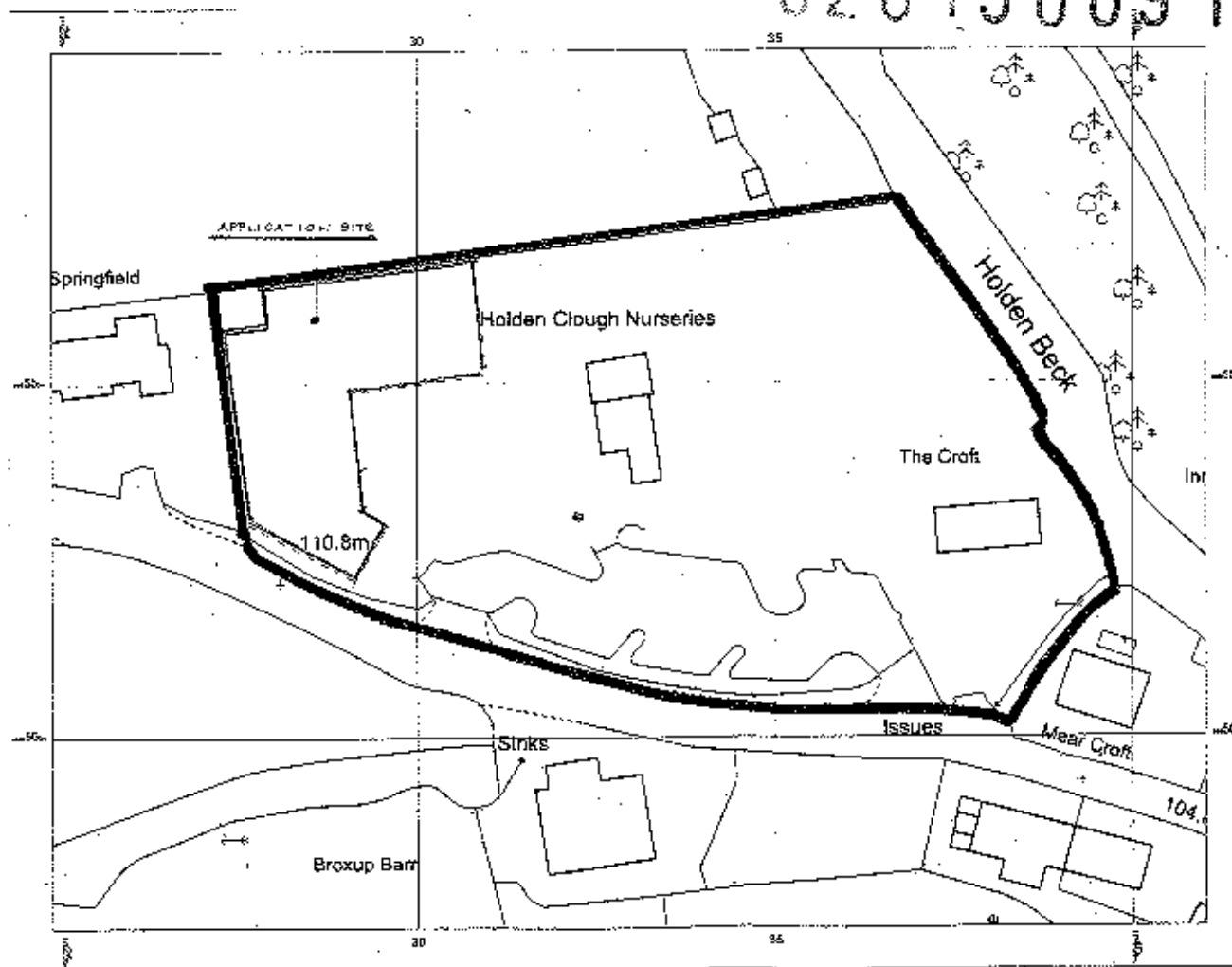
If Other has been selected, please provide:

Contact name:

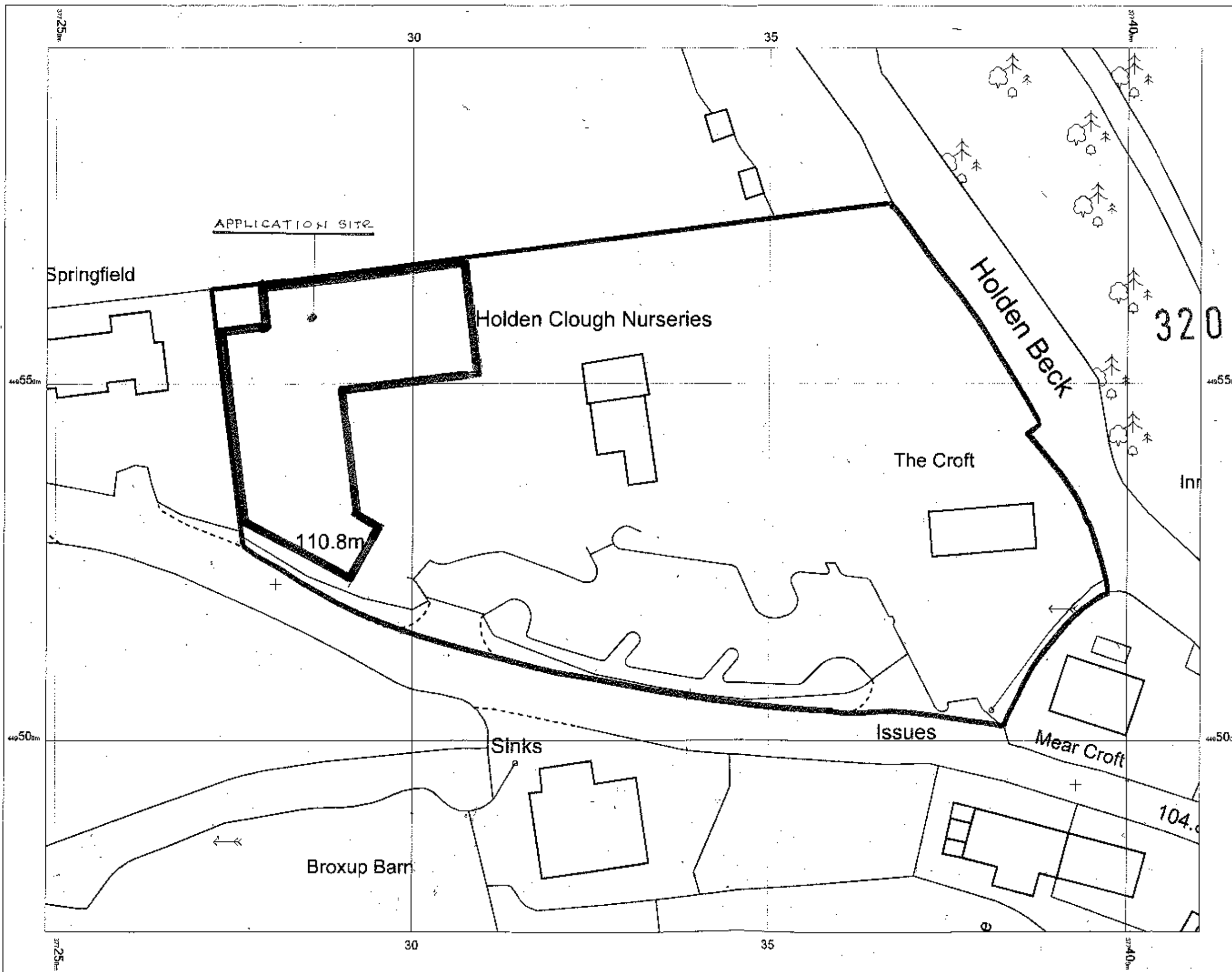
Telephone number:

Email address:

320130091P



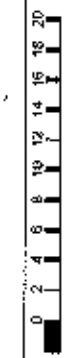
Location Plan (1:1250)



Block Plan
1:500



320130091P



OS Mastermap
05 December 2012, ID:
BVV1-C0194890
www.blackwellmapping.co.uk
1:500 scale print at A3, Centre:
377330 E, 448535 N
©Crown Copyright. Licence no.
100041040
Mapping
sourced from
OS
Ordnance
Survey

BLACKWELL'S
www.blackwellmapping.co.uk
TEL: 0113 245 2823
maps.leeds@blackwell.co.uk

320130091P

PROPOSED
EXTENDED CAR PARK
AT
HOLDEN CLOUGH NURSERY
HOLDEN
BOLTON BY BOWLAND

DESIGN AND ACCESS STATEMENT

 16/01/13

320130091P

ASSESSMENT

This application for additional car parking follows approved Planning Application No 3/12011/0838 for the construction of a new building providing a café , lecture room and nursery shop all ancillary to existing facilities.

Building works are in progress with an anticipated opening date this spring of 2013

Occupation of the new building is subject to providing adequate "Off Street Parking", at all times to avoid "On Street Parking".

"An Accessible Environment Statement" , forms part of the approved " Design and Access Statement" of the approved Planning Application, Included in the document are predicted vehicular movement patterns, anticipated vehicular movement at peak times and the number of vehicles involved , all subject to an overflow car park additional to existing arrangements.

DESIGN CONSIDERATIONS

Existing site layout Drawing No 7006 shows car parking arrangements with vehicular entrances 1 & 2 . These entrance points shall remain the same which provide satisfactory widths and site lines for vehicles entering "Entrance 1 and leaving the site at "Entrance 2" respectively.

The principle of vehicular movement and use of the entrances shall remain the same for existing and proposed over flow car parking.

LOCATION

The new car park shall be located to the west of the site on land which is not fully reliant on flower beds and presently used for storage of incidental landscape materials.

The proposed car park shall run along the west boundary and continue partially along the north and south boundaries as shown on proposed Drawing No 7007. Existing flower bed tunnels 1 to 5 shall be relocated central to the site allowing proposed works.

SB 16/01/13

320130091P

The stone walled shed at the north west corner shall remain with a 1500mm pedestrian access on the east side.

Forty two standard car spaces shall be created with pedestrian access from a point between car spaces 38 and 39 central to the complex,

CONSTRUCTION CONSIDERATIONS

Existing ground levels within the application site fall approximately 1-18 west -east. Proposed ground levels shall not fall more than 1-20 following recommended standards.

Principle of construction shall follow similar arrangements as the existing car park.

SPECIFICATION

- a) Car Park – landscaping areas shall be separated by 300 x 150 bullnose concrete kerb stones bedded on concrete haunches to levels .
- b) Excavate and reduce the site down to design formation and store the spoil east of the complex for future use.
- c) Soft spots shall be filled with compacted stone.
- d) The site formation shall be sealed with a layer of "Tetram Membrane"
- e) Selected compacted stone shall be laid to design levels a minimum of 250mm thick forming the car park surface
- f) Car spaces shall be separated by stone sets bedded on concrete
- g) Drainage shall rely on the natural permeability of the stone strata.

VEHICULAR MANOEUVRABILITY

Visitors to the garden centre shall be guided by appropriate signage as Drawing No 7008

CAR PARKING NUMBERS

	STANDARD	DISABLED	MOTORBIKE
EXISTING	19	2	1
PROPOSED	42	-	-
TOTAL	63	2	1

8/12 16/01/13

320130091P

PROPOSED
EXTENDED CAR PARK
AT
HOLDEN CLOUGH NURSERY
HOLDEN
BOLTON BY BOWLAND

ARBORICULTURAL STATEMENT

 16/01/13

320130091P

TREE REF A

This tree is a coniferous variety with a 400mm girth . In good condition and approximately 30 years old.

The tree has a small canopy approximately 5.0m diameter with similar root spread.

The tree ground level is about 400mm lower than proposed car park bay 29, with minimum 4.0m separating distance.

The proposed excavation formation level will be higher and distant from the tree root ends with root protection mitigation measures not necessary.

TREE REF B

This tree is similar to that of tree variety A . The tree has a girth of 500mm , approximately 30 years old. A canopy of 5.0m diameter with similar root spread. The tree is in good condition.

The tree is in excess of 6.0m distance from the application site and will not cause a problem.

TREE REF C

This tree is a Silver Birch variety , mature approximately 30 years old and in good condition.

Once again mitigation protection measures will not be necessary considering its distance from the application site.

TREE REF D

This tree is of coniferous variety located west of entrance 2 along the highway boundary.

The tree has a 500mm girth approximately 60 years old and in good condition.

The tree is within its own landscape protection zone and will remain the same.

8/3 K/10/13

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SUMMARY

Although the coniferous trees do not command the same validity as deciduous trees ,
they do form an important part of the landscape and shall remain protected.

8/13 14/01/13