



RIBBLE VALLEY
BOROUGH COUNCIL

24 JAN 2013

For office use only

Application No: 321130123P

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:	William Thomas	Surname:	Varey
Company name:					
Street address:	4 Crag View			Telephone number:	
	Long Ashes park				
	Threshfield			Mobile number:	
Town/City:	Skipton			Fax number:	
County:	North Yorkshire			Email address:	
Country:	England				
Postcode:	BD23 5PN				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Robert	Surname:	Kaminski
Company name:	Arkitektural Ltd				
Street address:	Unit 29			Telephone number:	
	Steeton Grove Industrial Estate				
	Steeton			Mobile number:	
Town/City:	Keighley			Fax number:	
County:	West Yorkshire (Met County)			Email address:	
Country:	United Kingdom				
Postcode:	BD20 6TT				robert@arkitektural.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed development of five residential units

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:			
Street address:			
Town/City:			
County:			
Postcode:			

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

Easting:	
Northing:	

Description:

Land off Salthill Toad

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: First name: Surname:

Reference:

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

Details of the pre-application advice received:

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)

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:

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):

9. (Materials continued)

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Walls - description:

Description of *existing* materials and finishes:

Art. Stonework

Description of *proposed* materials and finishes:

Roof - description:

Description of *existing* materials and finishes:

Concrete Tiles

Description of *proposed* materials and finishes:

Windows - description:

Description of *existing* materials and finishes:

White PVCu

Description of *proposed* materials and finishes:

Doors - description:

Description of *existing* materials and finishes:

White PVCu

Description of *proposed* materials and finishes:

Boundary treatments - description:

Description of *existing* materials and finishes:

Stone walls & timber fence

Description of *proposed* materials and finishes:

Block wall

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Tarmacadam

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:

2060.01 location plan
2060.02 site plan
2060.03 site sections
2060.04 plans & elevations
2060.05 design & access statement

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	5	5
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):

2060.02 site plan

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:

Builders Yard

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

17. Residential Units (continued)

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Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	5				
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

5

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

Overall Residential Unit Totals

Total proposed residential units	5
Total existing residential units	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**

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?

370

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:

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: ☐

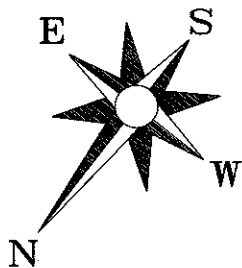
If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

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

26. Declaration

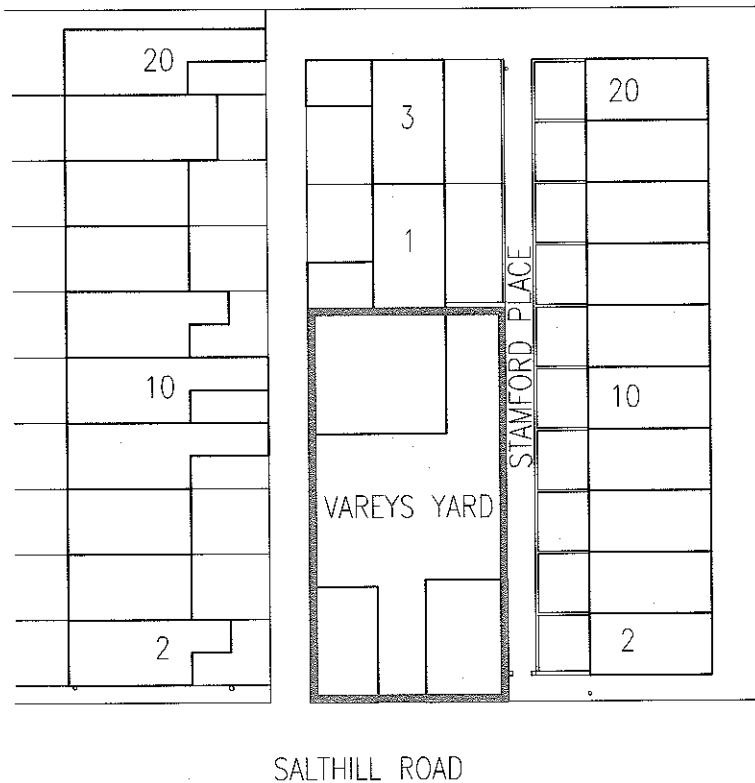
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving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

☒ Date



1:500 @ A4	5m	10m	15m	20m	25m	30m	35m	40m	45m	50m
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	17	13	9	5	ROYAL OAK PUBLIC HOUSE
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SITE AREA:
= 370 m² / 3982 ft²



client: Mr. William Thomas Varey

project: Proposed development
of Vareys yard
Salthill Road
Clitheroe

drawing: Location Plan

job no: 2060	dwg no: 01	rev:
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scale: 1:500 @ A4
date: January 2013
drawn: R.A.K.

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Arkitektural Ltd

Unit 29
Steeton Grove Industrial Estate
Steeton, West Yorkshire
BD20 6TT
tel: 01535 280300
email: info@arkitektural.co.uk
web: www.arkitektural.co.uk

Ref; 2060-05 DESIGN AND ACCESS STATEMENT

Proposed Development of 5 residential units on land at:
Vareys Yard, Salthill Road, Clitheroe.

PROPOSAL :

It is proposed to re-develop a parcel of land sited between two rows of terraced houses to provide 5 no. small residential units each with off-street parking.

DESCRIPTION / HISTORY :

The parcel of land subject to this planning application is sited perpendicular off **Salthill Road, Clitheroe** between **Stamford Place** and **Salthill View**. Presently situated on this level parcel of land are various single storey store/workshop buildings which have been occupied as a builder's yard.

The buildings are of no architectural merit being built out of concrete blockwork and having low pitched corrugated roofs.

In reality they are considered aesthetically unattractive but have been there for quite some time.

For numerous reasons this use is to be terminated.

The front of the site is directly onto Salthill Road, on the north-east boundary there is a stone flagged footpath with gardens fronting the terraced houses on Stamford Place.

On the south-west boundary there is a narrow cobbled back street up to rear high yard walls of the terraced houses on Salthill View.

The rear boundary line (north-east) abuts the gable end wall of 1 Stamford Place. This is a blank wall some 2 storey in height.

DESIGN :

The existing buildings on the site are to be demolished and the ground levelled and prepared for development of the site.

There is no evidence of the site having ever been used other than for the storage of building materials and associated uses, the ground is not subject of any contamination.

It is proposed to erect a block of 5 no. apartments set in some 4 metres from the rear boundary. The building is predominantly two storey in height (plots 1, 2, 4 & 5) which reduces to single storey (plot 3) on the north-east.

The building has been positioned so as not to impose on the adjacent terraced houses.

Access to the ground floor units (Plots 1, 2 & 3) is from the front of the building, access to the first floor units (4 & 5) is at the rear.

Rear windows on the development face onto the blank gable wall of 1 Stamford Place.

Front windows face up the site overlooking their small gardens and parking forecourt area.

To maintain a high level of privacy for neighbouring houses, there are no windows on the development facing the two rows of terrace houses Salthill View and Stamford Place.

To minimise impact on the terraced houses facing plot 3, its height has been reduced to only single storey with a hipped roof structure.

The existing buildings on site are aesthetically unattractive and do not blend into their surroundings.

It is considered this development is an improvement to what is there at present, blending more into the street scene having minimal/negligible impact on the terraced houses in the immediate vicinity.

Each unit has its own bin storage place, details of which are indicated on the plans.

HIGHWAYS / ACCESS:

The residential units are relatively small. It is proposed to give each unit one off-street parking space.

Access into the site is directly off Salthill Road. This road is metalled up providing a good access.

The site is tight but allows for a turning space in order the cars can enter and egress the site safely. The parking spaces and turning area are to have a tarmac finish, with minimal falls to road gullies allowing for top water run-off.

The roadside wall is to be fully opened up in order to allow this.

It must be noted that this development is sited in a residential area consisting of many terraced houses many of which do not have any parking provision other than parking on the roadway.

Salthill Road is a minor road with minimal traffic. Visibility splay lines from the site both up and down the road are good thereby affording an acceptable level of highway safety.

MATERIALS:

It is proposed to construct the residential units with an external facing of Art. stone (Marshall's Heritage walling), with sawn stone heads and cills to door / window openings.

The roof is to be finished with interlocking concrete tiles, subject to the approval of the Planning Department.

Rainwater goods are to be of black upvc.

Profiled guttering and circular fall pipes to discharge to trapped gullies.

Door and window frames are to be of white upvc and fitted with double glazed sealed units.

FLOOD RISK ASSESSMENT: (for grid ref: **X. 374722 - Y. 442116**)

Evidence from the Environment Agency indicates the site to fall **outside** the extent of extreme flood / likelihood of flooding.

DRAINAGE :

Foul and surface water drains are to be kept separate within the site and connected via a new combined inspection chamber to the existing public sewer in Salthill Road. Approximate positions of the drainage are indicated on the plans.

CONCLUSION / RECOMMENDATION:

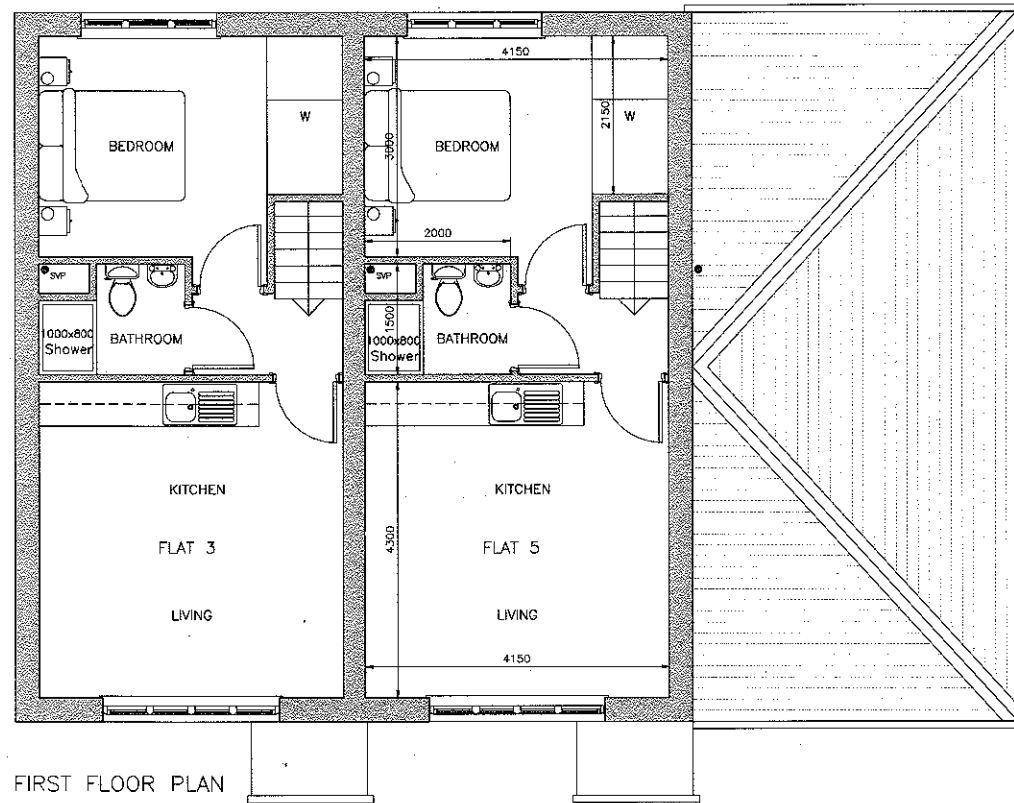
The new development is considered a vast improvement to what is currently there. The existing buildings constitute a 'builders yard' which is considered out of place in this residential setting.

The development is considered more appropriate for the area and blends in well with the surrounding houses.

Impact from the development is considered not to be as harmful as to what currently exists.

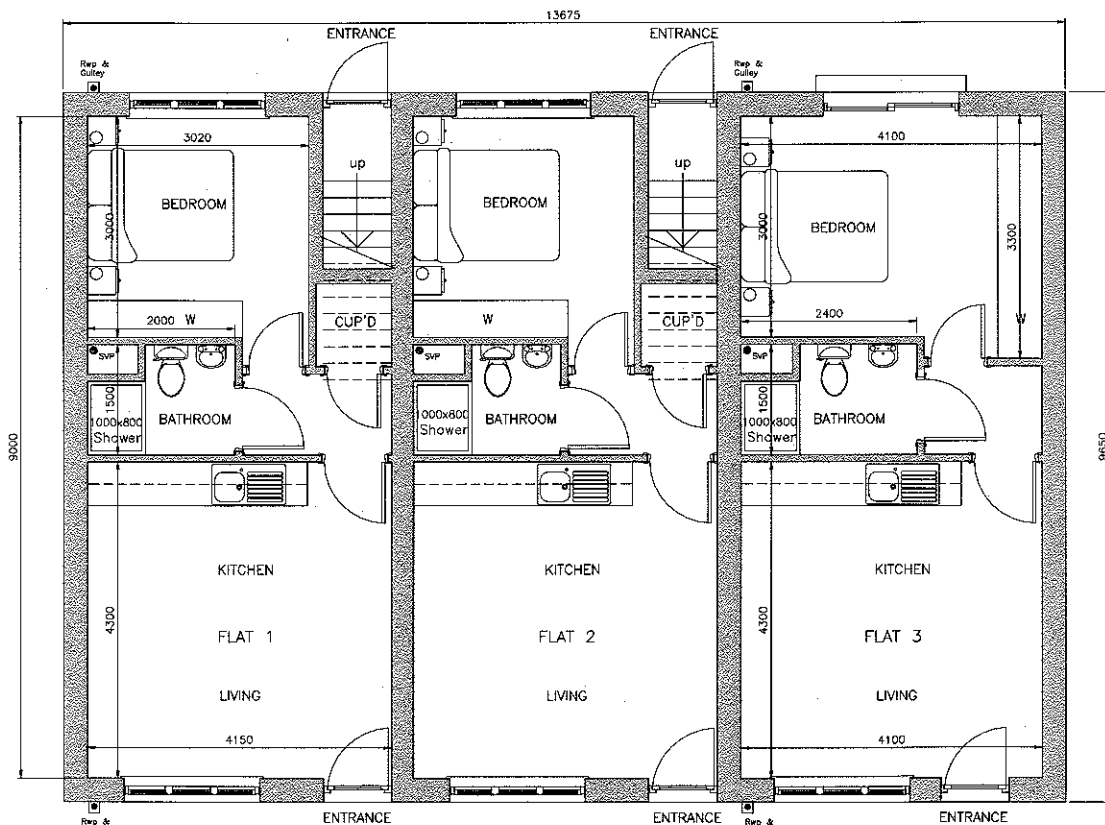
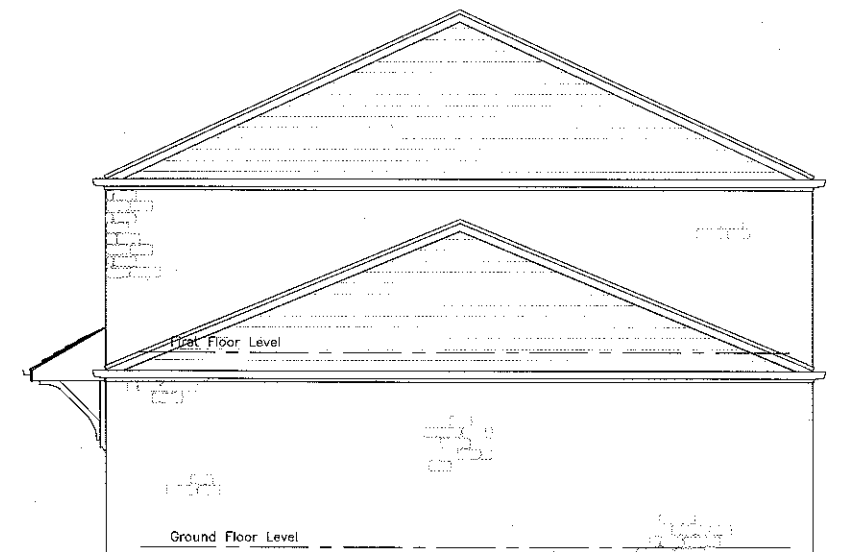
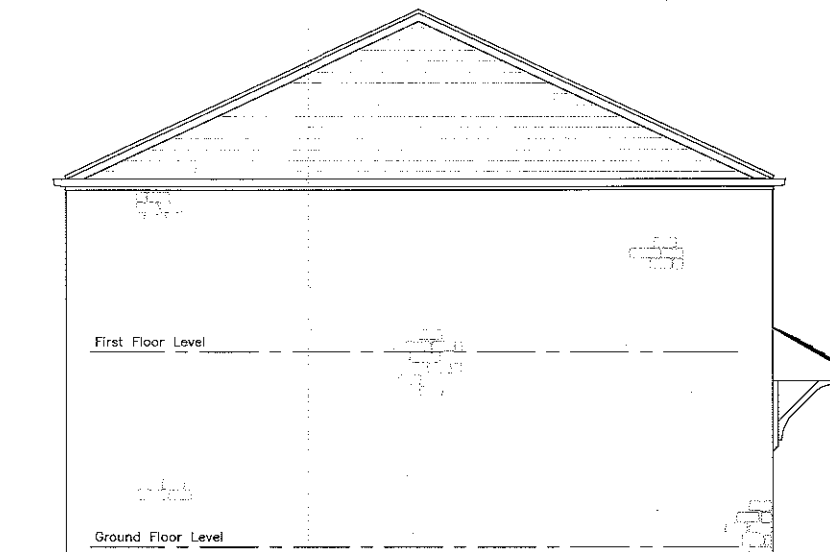
In conclusion, it is recommended that the proposal be supported by the Planning Officer and Committee and Planning Permission be granted for the scheme.

Robert Kaminski
Arkitektural Ltd.



320130123P

- DRAINAGE NOTES:**
 DETAILS AS INDICATED ON DRAWING ARE PROVISIONAL ONLY. EXACT DETAILS TO BE DETERMINED AS GOVERNED BY SITE CONDITIONS AND TO BE AGREED WITH THE LOCAL AUTHORITY DRAINAGE DEPARTMENT.
- EXTERNAL CAVITY WALLS:**
 External cavity walls faced with art. stonework (Marshalls heritage waling or similar).
- ROOF:**
 Interlocking conc. tiles. (Sample subject to the approval of planning department on hipped roof structure).
- WINDOWS & DOORS:**
 Standard sized double glazed white PVCu framed throughout. Standard sized white PVCu doors throughout. Art. sawn stone heads and gills.
- RAINWATER GOODS:**
 Black PVCu gutters and square fall pipes. Discharging top water to new S/W drainage system connected to existing sewer.
- MAIN DRAIN:**
 Separate site drainage combined in parking area with single 150mm connection to public sewer running down Selthill Road. Exact position to be located on site.

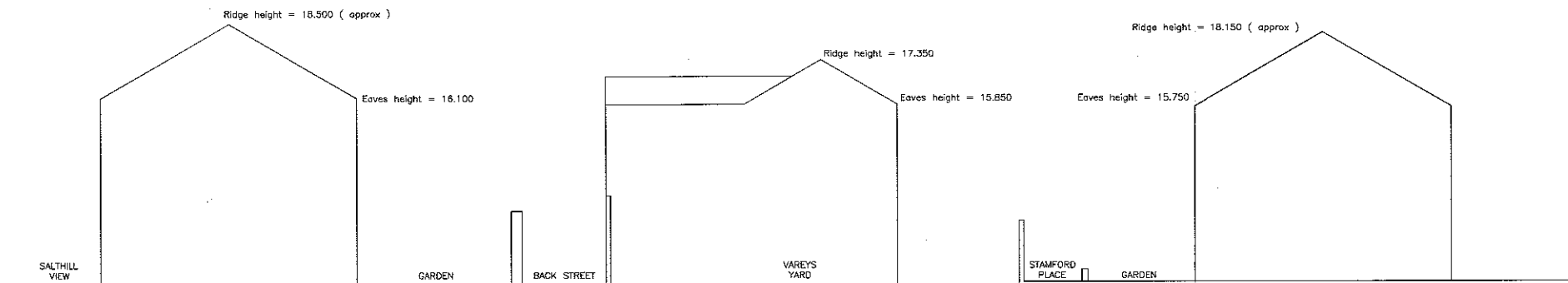


- GENERAL NOTES**
- ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE WORK SPECIFICATION AND TO THE SATISFACTION OF THE LOCAL AUTHORITY (PLANNING, COUNCIL PLANNERS, BUILDING CONTROL, AND DRAINAGE DEPARTMENTS).
 - ANY WORK COMMENCING OR RESUMING AFTER THE LOCAL AUTHORITY BUILDING CONTROL DEPARTMENT UPON COMMENCEMENT OF BUILDING WORKS ON SITE.
 - DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED. DIMENSIONS OF ANY TO BE SHOWN TO THE SATISFACTION OF THE DESIGNER.
 - THIS PLAN HAS BEEN PREPARED FOR SUBMISSION TO THE LOCAL AUTHORITY FOR PLANNING AND BUILDING CONTROL. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
 - ALL MATERIALS AND WORKMANSHIP TO BE USED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURERS.
 - ANY WORK COMMENCING OR RESUMING AFTER THE LOCAL AUTHORITY BUILDING CONTROL DEPARTMENT UPON COMMENCEMENT OF BUILDING WORKS ON SITE.



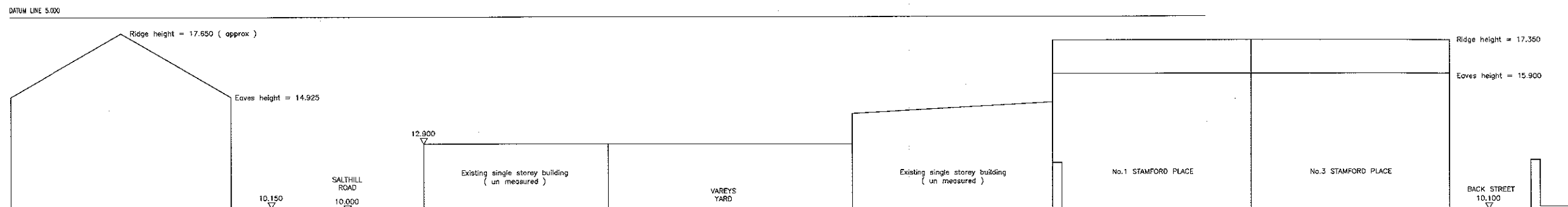
client: Mr. William Thomas Varey
 project: Proposed development of Varey's yard, Selthill Road, Clitheroe
 drawing: Proposed Floor Plans & Elevations

job no: 2060
 scale: 1:50 @ A1
 date: January 2013
 drawn: R.A.K.
 checked: R.A.K.
 job no: 2060
 scale: 1:50 @ A1
 date: January 2013
 drawn: R.A.K.
 checked: R.A.K.

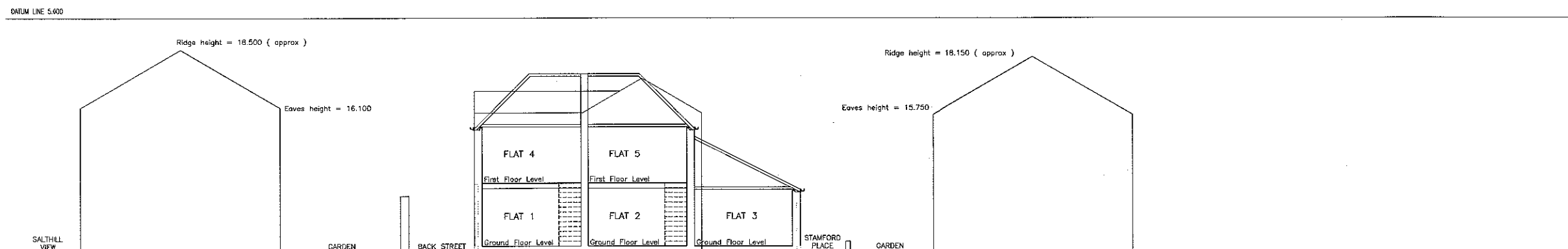


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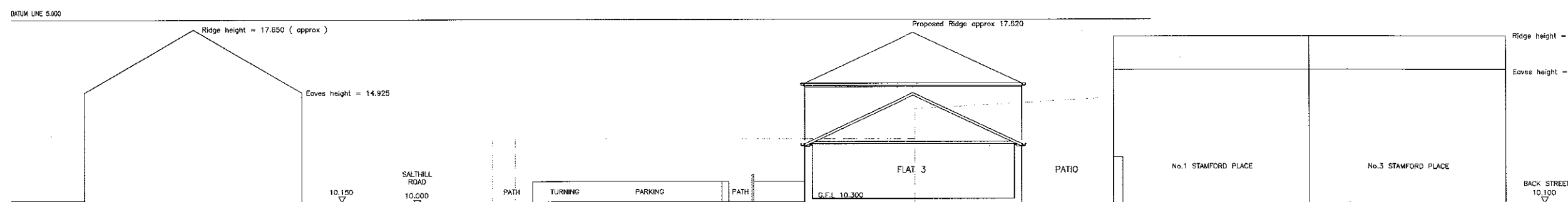
SECTION A - A (As existing)



SECTION B - B (As existing)



SECTION C - C (As proposed)



SECTION D - D (As proposed)

GENERAL NOTES

- ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE BUILDING REGULATIONS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY, TOWN & COUNTRY PLANNING, BUILDING CONTROL AND DRAINAGE DEPARTMENTS.
- APPROVED CONTRACTORS RESPONSIBLE FOR MONITORING LOCAL AUTHORITY BUILDING CONTROL DEPARTMENT FROM COMMENCEMENT OF BUILDING WORKS ON SITE.
- DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED. DISCREPANCIES IF ANY TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE USER.
- THESE PLANS HAVE BEEN FORWARDED FOR SUBMISSION TO THE LOCAL AUTHORITY FOR TOWN & COUNTRY PLANNING AND FOR BUILDING THROUGH FOR THE PURPOSES OF ANY FURTHER DEVELOPMENT. FULL WORKING DRAWINGS, INCLUDING DETAILS ON THE PLANS OR ACCOMPANYING DOCUMENTS, DETAILS IS NOT EXHAUSTIVE AND CANNOT BE USED TO CHECK OR PRESENT A COMPLETE DRAWING. ANY DISCREPANCIES MUST BE CORRECTED IMMEDIATELY.
- ALL MATERIALS ARE TO BE USED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURERS.
- ANY WORKS CONSIDERED ON SITE PRIOR TO BUILDING REGULATIONS APPROVAL IS NOT BECOMING VALID AND IS ENTIRELY THE RESPONSIBILITY OF THE CLIENT.



client: Mr. William Thomas Varey

project: Proposed development of Vareys yard Salthill Road Clitheroe

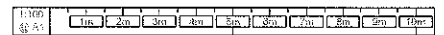
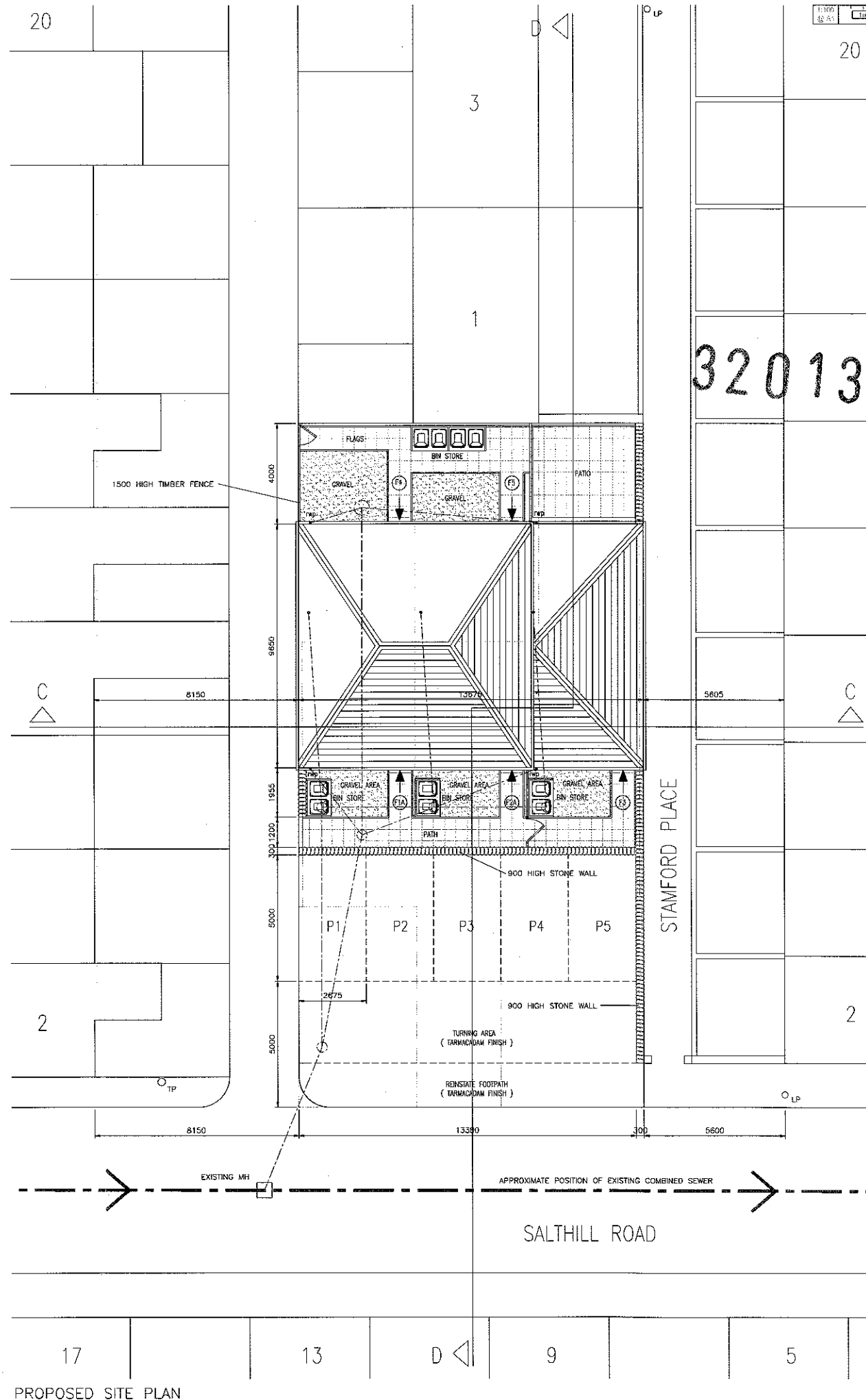
drawing: Existing & Proposed site sections

job no: 2060 dwg no: 03 rev:

scale: 1:100 @ A1
date: January 2013
drawn: R.A.K.

Unit 29
Stonewall Industrial Estate
Stonewall, West Yorkshire
BD22 8TT
tel: 01535 280000
email: info@aritectural.co.uk
web: www.aritectural.co.uk

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- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY TOWN & COUNTRY PLANNING, BUILDING CONTROL AND DRAINAGE DEPARTMENTS.
- APPROVED CONTRACTOR RESPONSIBLE FOR NOTIFYING LOCAL AUTHORITY BUILDING CONTROL DEPARTMENT UPON COMMENCEMENT OF BUILDING WORKS ON SITE.
- DIMENSIONS ALL TO FACE UNLESS OTHERWISE STATED. TO BE BROUGHT TO THE SAME HALF A METRE OF THE DIMENSION.
- THESE PLANS HAVE BEEN PREPARED FOR SUBMISSION TO THE LOCAL AUTHORITY FOR TOWN & COUNTRY PLANNING AND FOR BUILDING REGULATION PURPOSES ONLY. ANY WORKS NOT SHOWN HEREIN ARE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH CLIENT AS TO ANY ADDITIONAL WORK NOT SPECIFICALLY NOTED OTHERWISE.
- ALL MATERIALS ARE TO BE USED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURERS.
- ANY WORK COMMENCING ON SITE PRIOR TO PLANNING AND BUILDING REGULATIONS APPROVAL IS NOT RECOMMENDED AND IS ENTIRELY THE RESPONSIBILITY OF THE CLIENT.



client: Mr. William Thomas Varey
 project: Proposed development of Vareys yard, Salthill Road, Clitheroe
 drawing: Existing & Proposed site plans

job no.: 2060	dwg no.: 02	rev:
scale: 1:100 @ A1	date: January 2013	drawn: RAK
Unit 29, Station Farm Industrial Estate, Station, West Yorkshire, BB9 0DT	tel: 01525 280300	email: info@arkitectural.co.uk
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