



RIBBLE VALLEY
BOROUGH COUNCIL

05 FEB 2013

For office use only

Application No:

Date received

Fee paid £

Receipt No:

920130161P

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

Application for Outline Planning Permission With Some Matters Reserved.
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:	Gisburn Park Estates Ltd				
Street address:	C/o Agent				
Town/City:					
County:					
Country:					
Postcode:					
Telephone number:	Country Code	National 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

Title:	Mr	First Name:	Alan	Surname:	Kinder
Company name:	Avalon Town Planning Ltd				
Street address:	2 Reedley Business Centre Redman Road				
Town/City:	Reedley				
County:	Burnley				
Country:	Lancashire				
Postcode:	United Kingdom				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:		01282834834			
Fax number:					
Email address:	leanne@avalontp.co.uk				

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

☒ Access ☐ Appearance ☐ Landscaping ☒ Layout ☒ Scale

Please describe the proposal:

Outline application for the erection of 5 open market dwellings and 6 social housing dwellings

Has the building or works already been carried out?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:
House name: Strawberry Fields
Street address: Main Street
Gisburn
Town/City: Clitheroe
County:
Postcode: BB7 4HN

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

Easting: 383301
Northing: 448958

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):

Officer name:

Title: Mr First name: Colin Surname: Sharpe

Reference: CS/CMS/ENQ/2011/00456

Date (DD/MM/YYYY): 27/04/2012 (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

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 authority 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):

9. (Materials continued)

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Walls - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

N/a

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

Hin17/a Dwg01

Hin17/a Dwg02Hin17/a Dwg03a

Hin17/a Dwg04

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	0	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

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 land

Is the site currently vacant? ☒ Yes ☐ No

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

Former Giburn Dinner Site

When did this use end (if known) (DD/MM/YYYY)?

01/12/2011

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		3	2		
Flats/Maisonettes					
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

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		6			
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Social Rented Housing Total

6

Social Rented Housing - Existing

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

Existing Social Rented Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	11
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

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

☐ Yes ☒ No ☐ Unknown**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?

00.50

hectares

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: 17/01/2013

☒ 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: Agent

Declaration date: 17/01/2013

☒ 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

17/01/2013

Avalon

Chartered Town Planning



RTPI

mediation in space / making of place

Town Planning - Architectural Design - Building Regulations - Surveying

320130161P

DESIGN AND ACCESS STATEMENT

**LAND TO THE REAR OF THE FORMER GISBURN DINER,
MAIN STREET, GISBURN**

**OUTLINE APPLICATION FOR THE ERECTION OF
5 OPEN MARKET DWELLINGS AND
6 SOCIAL HOUSING DWELLINGS**

JANUARY 2013

1 ASSESSMENT

- 1.1 The application site comprises a Greenfield site to the rear of the former Gisburn Diner which totals 0.5ha. The land extends beyond the settlement boundary as defined on the Ribble Valley Districtwide Local Plan proposals map.
- 1.2 To the west of the application site, fronting on to Main Street, there are terraced properties, both historic and modern and mostly two storey. To the rear of these there is modern development, accessed over the phase 1 development previously approved. Nearby Abutting there is a short terrace of mid 20th century properties known as End House Cottages, to the rear of which is End House Stud. Land to the north is in agricultural use; field boundaries are hedges with trees, and there is a small belt of deciduous trees.
- 1.3 Within the application site land rises to the North beyond the extent of the lands associated with the extant phase 1 development
- 1.4 Main Street is part of the A59 which provides a direct link to Clitheroe, and Gisburn is therefore accessible by bus. Local services in Gisburn include a primary school, a recreation ground, a public house and several small retail outlets. There are a number of business premises in the village, and employment opportunities are also provided by the cattle market.

2 INVOLVEMENT

- 2.1 Pre-application advice was sought from Colin Sharpe, a Senior Planning Officer. His written response, dated 27 April 2012, is attached as appendix 1.
- 2.2 The provision of a total of 37 residential units at that time was considered excessive although this scheme together with Phases 1 would only result in a total of 32 units of which 13 would be specifically for low cost local needs which is in excess of the normal proportion of affordable housing and is therefore considered acceptable in terms of sustainability.

3 EVALUATION

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- 3.1 The reason for the submission of this application stems from the recent approval of a residential scheme of 21 units on the former Gisburn diner site immediately to the south. An opportunity exists to further develop the site but in so doing provide the village of a higher percentage of social housing on a ratio of 5 Open Market Dwellings and 6 Social Housing Units.
- 3.2 Whilst the proposal necessitates the loss of an employment site, that fact has to be balanced against a succession of failed businesses on the site and the stated objective of the Council to secure additional residential development in the Borough.

4 DESIGN

4.1 USE

- 4.1.1 The proposal exceeds policy requirements with an excess of 50% of the development intended to provide social housing.

4.2 AMOUNT

- 4.2.1 The scheme proposes 11 residential units in total, comprising 5 open market properties and 6 social housing units. Furthermore, amongst the open market houses three of the properties will be bungalows and the remaining 2 will be family housing with a mix of three and four bedrooms.

4.3 LAYOUT

- 4.3.1 Site layout is one of the matters to be determined at outline stage, and has been informed by a number of factors. They include the position of the access point from Phase I, the need to maintain vehicular access to the agricultural land beyond the application site and the general topography.
- 4.3.2 The affordable housing units will be provided on plots 25 to 30 inclusive and the bungalows on plots 22-24. The position of the bungalows is in a large part

dictated by the fact of rising ground.

4.3.3 An area of substantial woodland planting is to be created as a buffer on the northern edge of the site between the development and the agricultural land beyond.

4.3.4 Finally, the layout has also been influenced by a desire to seek to achieve Secured by Design status for the development upon completion, and by the need to maintain appropriate privacy distances between existing and proposed dwellings.

4.4 SCALE

4.4.1 This is an outline application with access and siting only for determination at this stage. Accordingly the following details will serve only as an indication of the likely scale of the final development.

4.4.2 All the properties will be either one or two storey, with the single storey dwellings situated in the East side of the site as described above. The anticipated height range for the two storey properties is between 5.5m and 5.7m to the eaves and between 7.0m and 7.75m to the ridge; for the single storey properties it is between 2.7m and 3.0m to the eaves, and between 5.25m and 5.75m to the ridge.

4.5 LANDSCAPING

4.5.1 A detailed landscaping scheme is a matter which is reserved for subsequent approval following the grant of outline planning permission. The scheme will incorporate a substantial landscape buffer to the North of the site.

4.6 APPEARANCE

4.6.1 The appearance of the properties, including the choice of materials, is also a matter which is reserved for determination at a later stage. However the layout plan indicates a mixture of detached and terraced properties, and shows them to be set at varying angles to the access road and set back varying distances from it, thus resulting in an attractively laid out development.

4.7 CRIME PREVENTION MEASURES

- 4.7.1 Crime prevention is in part achieved by a layout which allows good inter-visibility between dwellings, and that is demonstrated by the layout plan. More detailed measures are appropriately considered at reserved matters stage, and it is anticipated will enable the achievement of Secured by Design status.

4.8 AMELIORATION OF CLIMATE CHANGE

- 4.8.1 Matters associated with the amelioration of climate change are to be addressed by adopting sustainable design and construction methods as detailed in the Code for Sustainable Homes. The development will also incorporate measures necessary to achieve the Lifetime Homes Standard and adopt Secure by Design principles.

5 ACCESS

- 5.1 Access is one of the matters to be determined at outline stage. The access is to be taken from the approved access site from the Phase I development.
- 5.2 Within the site, the access road will terminate with a turning head. At this point an agricultural field gate will retain access to the land beyond.
- 5.3 All the dwellings will be provided with two off-street parking spaces. In all cases one space will be on the driveway, and one will comprise either an integral garage or a second driveway space.
- 5.4 Level access can be provided into all the dwellings.

6 APPENDICES

- 1 Pre-application advice letter dated 27 April 2012

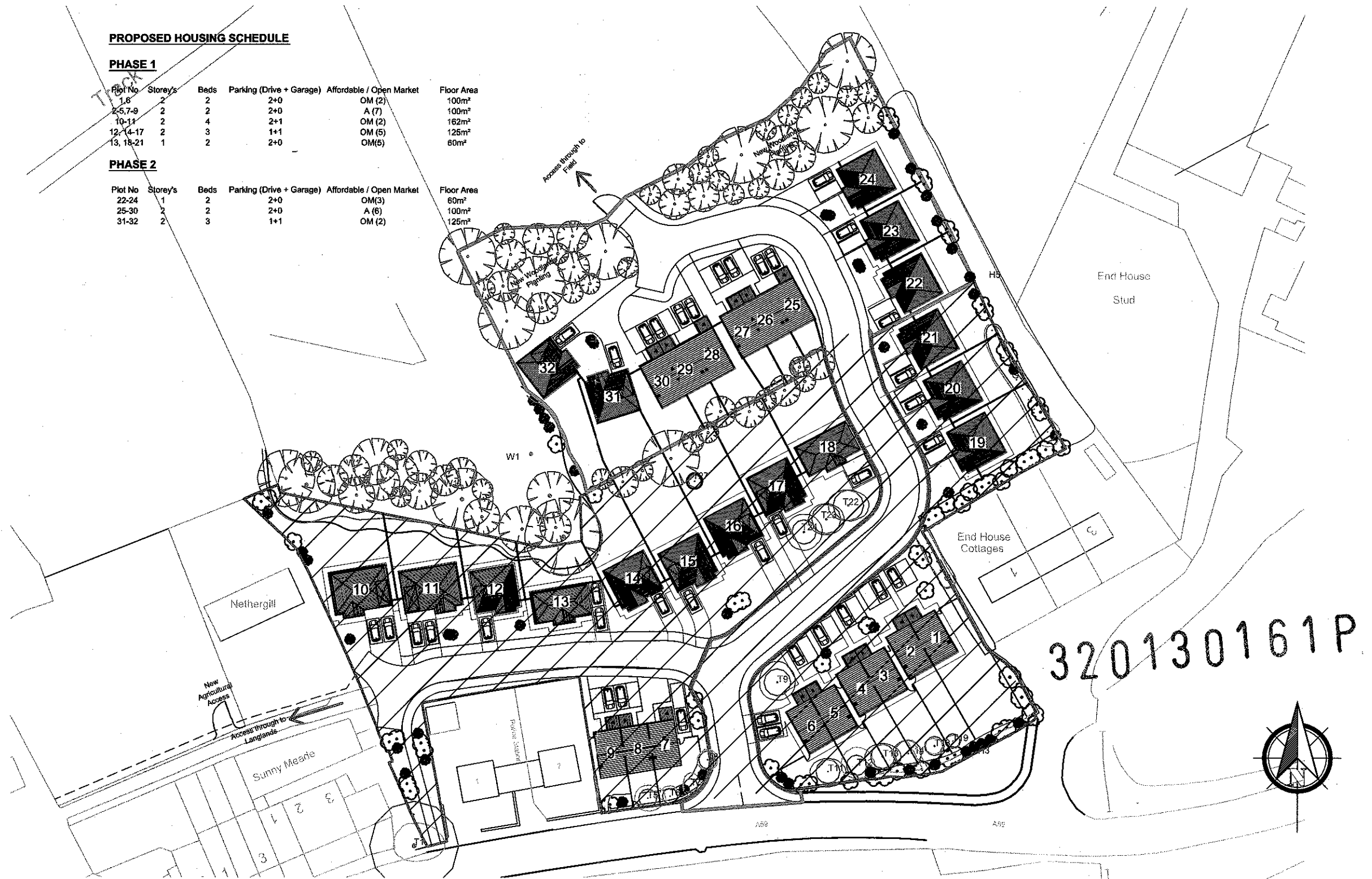
PROPOSED HOUSING SCHEDULE

PHASE 1

Plot No.	Storeys	Beds	Parking (Drive + Garage)	Affordable / Open Market	Floor Area
1,6	2	2	2+0	OM (2)	100m²
2,5,7-9	2	2	2+0	A (7)	100m²
10-11	2	4	2+1	OM (2)	162m²
12,14-17	2	3	1+1	OM (5)	125m²
13,18-21	1	2	2+0	OM (5)	80m²

PHASE 2

Plot No.	Storeys	Beds	Parking (Drive + Garage)	Affordable / Open Market	Floor Area
22-24	1	2	2+0	OM (3)	60m²
25-30	2	2	2+0	A (6)	100m²
31-32	2	3	1+1	OM (2)	125m²



PHASE 2 - PROPOSED SITE PLAN

Site: Residential Development at Former Gisburn Diner Site
Main Street
Gisburn

Client: Mr Guy Hindley

Drawn: DS

Date: 10.01.13

Scale: 1:800 @ A3

Project No: HIN/17A Dwg 02

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 RTPi

Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

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

Web: www.avalontp.co.uk **Email:** planning@avalontp.co.uk
2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY



Notes:

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ABBREVIATIONS

BOL Bollard
CH Cable Height
CL Cover Level
CH Crew Height
EP Electric Pole
FP Flag Pole
GU Gully
LC Lighting Cover
LP Lamp Post
MH Man Hole
RH Ridge/Roof Height
SP Sign Post
TL Threshold Level
TP Telegraph Pole
TW Top of Wall
VI Visited Information
VV Water Valve

NOTE
This plan is a topographical survey of the site and does not show any proposed development.

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Phone: 01282 834834 Fax: 01282 451666
Web: www.avalon.co.uk Email: j.hindley@avalon.co.uk
2 Redley Business Centre, Redley Road, Burnley, Lancashire, BB10 2TY

TOPOGRAPHICAL SURVEY

Site: Residential Development at Fomer Gatham Elmer Site
Main Street
Clasum

Client: Mr Guy Hindley

Date: 28.05.12

Scale: 1:200 @ A0

Project No: HIN/17A Dwg 04

Drawn: NYB

Amendments:

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PROPOSED HOUSING SCHEDULE

PHASE 1

Plot No	Storey's	Beds	Parking (Drive + Garage)	Affordable / Open Market	Floor Area
1,6	2	2	2+0	OM (2)	100m ²
2-5,7-9	2	2	2+0	A (7)	100m ²
10-11	2	4	2+1	OM (2)	162m ²
12, 14-17	2	3	1+1	OM (5)	125m ²
13, 18-21	1	2	2+0	OM(5)	60m ²

PHASE 2

Plot No	Storey's	Beds	Parking (Drive + Garage)	Affordable / Open Market	Floor Area
22-24	1	2	2+0	OM(3)	60m ²
25-30	2	2	2+0	A (6)	100m ²
31-32	2	3	1+1	OM (2)	125m ²

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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Amendment A: 11.12.12 Amount of Affordable Housing increased within Phase 2 of Proposed Development

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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 Redway Business Centre, Redway Road, Runcorn, Cheshire, W61 0 2TY

PROPOSED RESIDENTIAL DEVELOPMENT				
Site: Phase 2 Residential Development at Former Gtsum Diner Site Main Street Gtsum				
Client: Mr Guy Hindley				
Date: 03.10.12		Scale: 1:200 @ A0		
Project No: HIN/17A Dwg 03A			Drawn: RLJ/NYB	
Amendments:	A			