



RIBBLE VALLEY BOROUGH COUNCIL

For office use only

Application No.

3 20130429 P

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

Form 1: Applicant Name, Address and Contact Details. Fields include Title, First name, Surname, Company name (Bailey Construction NW Ltd), Street address (C/o Agent), Telephone number, Mobile number, Fax number, Email address, and Post code. Includes a question: 'Are you an agent acting on behalf of the applicant?' with Yes/No radio buttons.

2. Agent Name, Address and Contact Details

Form 2: Agent Name, Address and Contact Details. Fields include 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), Post code (BB10 2TY), Telephone number (01282834834), and Email address (planning@avalontp.co.uk).

3. Description of the Proposal

Please describe the proposed development including any change of use:

Temporary consent for a 3 year period for the siting of a jack leg cabin

Form 3: Description of the Proposal. Includes two questions: 'Has the building, work or change of use already started?' and 'Has the building, work or change of use been completed?'. Both have Yes/No radio buttons and date input fields (01/01/2013).

#### 4. Site Address Details

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

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	Bellman Farm		
Street address:	Chatburn Road		
Town/City:	Clitheroe		
County:	Lancashire		
Post code:	BB7 4JX		

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

Easting:	376039
Northing:	443294

#### 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
- 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):

##### Walls - description:

Description of existing materials and finishes

N/a

Description of proposed materials and finishes:

Render finish

##### Roof - description:

Description of existing materials and finishes

N/a

Description of proposed materials and finishes:

Felt Roof

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  
Photos  
Roof Plan  
Location plan  
Site Plan

## 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		N/a	

## 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

Sockaway
  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 premises and 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

### 18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  Yes  No

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2 Financial and professional services	0.0	0.0	0.0	0.0
A3 Restaurants and cafes	0.0	0.0	0.0	0.0
A4 Drinking establishments	0.0	0.0	0.0	0.0
A5 Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a) Office (other than A2)	0.0	0.0	54.0	54.0
B1 (b) Research and development	0.0	0.0	0.0	0.0
B1 (c) Light industrial	0.0	0.0	0.0	0.0
B2 General industrial	0.0	0.0	0.0	0.0
B8 Storage or distribution	0.0	0.0	0.0	0.0
C1 Hotels and halls of residence	0.0	0.0	0.0	0.0
C2 Residential institutions	0.0	0.0	0.0	0.0
D1 Non-residential institutions	0.0	0.0	0.0	0.0
D2 Assembly and leisure	0.0	0.0	0.0	0.0
Other Please Specify	0.0	0.0	0.0	0.0
Total	0.0	0.0	54.0	54.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

### 19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	10	0	0
Proposed employees	10	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	
B1A	08.00	18.00	8.00	18.00			<input type="checkbox"/>

## 21. Site Area

What is the site area?

765

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:

Na

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 B)

### Certificate of Ownership - Certificate B

#### Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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.

Notice recipient	Date notice served
Name: Castle Cement Co John Palister	02/04/2013
Number: 28 Suffix:	
Street: The Coach House, Duck Street	
Locality:	
Town: Clitheroe	
Postcode: BB7 1LP	

Title: Mr First name: A Surname: Kinder

Person role: Agent Declaration date: 02/04/2013  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: 02/04/2013  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 02/04/2013

## DESIGN AND ACCESS STATEMENT

3 20130429 P

SITE: BELLMAN FARM, CHATBURN ROAD, CLITHEROE, LANCASHIRE, BB7 4JX

PROPOSAL: TEMPORARY CONSENT FOR A 3 YEAR PERIOD FOR THE SITING OF A JACK LEG CABIN

### 1 ASSESSMENT

- 1.1 The application site consists of a listed traditional stone built barn together with an enclosed concreted yard area situated on the north side of Chatburn Road to the west of Chatburn Village.
- 1.2 The site lies in open countryside as defined in the district wide local plan, land in the immediate vicinity is in a combination of residential use to the east of the application site but generally in agricultural use being surrounded by open fields.
- 1.3 The relevant recent history of the site can be summarised as follows:
- 3/1999/0072/P – Change of use of building and yard area for use as a base for an agricultural contracting business. Approved with Conditions.
  - 3/2004/0301/P – Listed building consent application for the erection of 3 jack leg cabins, 2 shipping containers, open racking system, close boarded fencing and security fencing. Approved with Conditions.
  - 3/2004/0302/P - Erection of 3 jack leg cabins, 2 shipping containers, open racking system, close boarded fencing and security fencing. Approved with Conditions.
  - 3/2005/0195P – Continuation of temporary permission until 31st December 2007 for the erection of 3 jack leg cabins, 2 shipping containers, open racking system, close boarded fencing and security fencing. Approved with Conditions.
  - 3/2008/0141P - Continuation of temporary permission until 31st October 2010 for the erection of 3 jack leg cabins, 2 shipping containers, open racking system, close boarded fencing and security fencing. Approved with Conditions

### 2 INVOLVEMENT

- 2.1 Given the history of the site with the ongoing renewal of previous temporary consents then the replacement of the previous 3 cabins open racking system and shipping containers with a single upgraded portacabin does not raise issues that have previously been considered appropriate by the authority hence the lack of need to engage in formal pre application enquiries.

### 3 EVALUATION

- 3.1 The rationale for this application stems principally from the fact the previous occupiers Etha Services Ltd went into administration and vacated the site. My clients have recently secured the tenancy of the site from Castle Cement as a base for their building company and have spent considerable time and effort tidying up the yard removing the dilapidated temporary structures that previously existed and now seek consent to replace these with a more appropriate and modern portacabin building to serve as office space

### 4 DESIGN

- 4.1 The design of the cabin is approximately 14.5m x 3.8m of typical portacabin design supported on jack legs as evidenced in the supporting literature and photographs. It is proposed to site the cabin immediately behind the security fencing so as to improve the overall visual appearance of the site and daily activities when viewed from Chatburn Road

### 5 ACCESS

- 5.1 Level access can be provided into the site form Chatburn Road with the entrance details being previously approved by the County Surveyor. The site is in a sustainable location with a bus route along Chatburn Road.

**April 2013**