



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

Date received

Fee paid £

Receipt No:

220130481P

## 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: **MR** First name: **E**  
Last name: **SWALES**  
Company (optional):  
Unit: House number: **29** House suffix:  
House name:  
Address 1: **BAWDLANDS**  
Address 2:  
Address 3:  
Town: **CLITHEROE**  
County: **LANCASHIRE**  
Country: **UK**  
Postcode: **BB7 2LA**

### 2. Agent Name and Address

Title: **MR** First name: **JOHN C**  
Last name: **PYE**  
Company (optional):  
Unit: House number: House suffix:  
House name: **WADDOW RISE**  
Address 1: **EDSFORD ROAD**  
Address 2: **WADDINGTON**  
Address 3:  
Town: **CLITHEROE**  
County: **LANCASHIRE**  
Country: **UK**  
Postcode: **BB7 3LE**

### 3. Description of the Proposal

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

PROPOSED CHANGE OF USE OF GROUND FLOOR OF 27 & 29  
BAWDLANDS FROM COMMERCIAL TO RESIDENTIAL USE.  
TO FORM ONE, TWO BED UNIT OF ACCOMMODATION

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):

N/A

(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):

N/A

(date must be pre-application submission)

#### 4. Site Address Details

Please provide the full postal address of the application site.

Unit:		House number:	27/29	House suffix:	
House name:					
Address 1:	BAWDLANDS				
Address 2:					
Address 3:					
Town:	CLITHEROE				
County:	LANCASHIRE				
Postcode (optional):	BB7 2LA				
Description of location or a grid reference. (must be completed if postcode is not known):					
Easting:		Northing:			
Description:					

PROPOSED CHANGE OF USE  
EXTENDS OVER GROUND FLOOR  
OF 27 AND 29 BAWDLANDS.

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is a new or altered pedestrian access proposed to or from the public highway?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there any new public roads to be provided within the site?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there any new public rights of way to be provided within or adjacent to the site?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Do the proposals require any diversions /extinguishments and/or creation of rights of way?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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)/drawing(s)

SEE PROPOSED FRONT  
ELEVATION ON DRAWING  
JCP/0345a.

#### 8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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If Yes, please provide details:

IN GENERAL CONVERSATION

#### 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:

MR G. THORPE

Reference:

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

11.3.13

Details of pre-application advice received?

MR THORPE, PLANNING OFFICER  
ON PREVIOUS WITHDRAWN  
APPLICATION 3/2013/0199.

#### 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:

REINSTATE DOORWAY TO GARAGE  
TO ACCOMMODATE ACCESS TO  
BIN STORAGE.

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☐ No

If Yes, please provide details:

#### 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:

N/A

**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	PEBBLE DASH FINISH PAINTED WHITE	PEBBLE DASH FINISH PAINTED WHITE	<input type="checkbox"/>	<input type="checkbox"/>	SEE ENCLOSED PLANS JCP/0344a # JCP/0345a
Roof	BLUE SLATE	BLUE SLATE	<input type="checkbox"/>	<input type="checkbox"/>	
Windows	UPVC & TIMBER WHITE (SHOP WINDOW PAINTED BLACK)	WHITE UPVC WINDOWS	<input type="checkbox"/>	<input type="checkbox"/>	
Doors	BLACK TIMBER DOOR	WHITE UPVC DOOR	<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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:

DESIGN & ACCESS STATEMENT FOR 27/29 BAWDLANDS  
LOCATION PLAN.  
EXISTING LAYOUT JCP/0344a PROPOSED LAYOUT JCP/0345a  
ATTEMPT TO MARKET LETTER - MORTIMERS

**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		N/A	
Light goods vehicles/ public carrier vehicles			NO PROVISION
Motorcycles			EXISTING AND
Disability spaces			PROPOSED
Cycle spaces			ALL ON STREET.
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):

EXISTING TOILET TO BE  
EXTENDED TO FORM BATHROOM  
# TOILET FACILITIES - SEE EXISTING  
AND PROPOSED PLANS.

## 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

PROPOSAL WILL NOT AFFECT  
EXISTING SITUATION

## 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:

UNUSED COMMERCIAL  
FLOOR SPACE - VACANT.

Is the site currently vacant? ☒ Yes ☐ No

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

PHOTOGRAPHIC STUDIO

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

MARCH 2012

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

320130481P

# 18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?  
If Yes, please complete details of the changes in the tables below:

☒ Yes

☐ No

## Proposed Housing

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

## Existing Housing

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

(NO RESIDENTIAL  
USE OF EXISTING  
FLOOR SPACE)

## Social Rented

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

## Social Rented

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

## Intermediate

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

## Intermediate

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

## Key worker

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

## Key worker

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

Total proposed residential units (A + B + C + D) = 1

Total existing residential units (E + F + G + H) = 0

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 1 UNIT

## 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	<input type="checkbox"/>	PHOTOGRAPHIC STUDIO	B	RESIDENTIAL	FLAT
Net tradable area:	<input type="checkbox"/>				
A2 Financial and professional services	<input type="checkbox"/>	84.6	84.6	84.6	-
A3 Restaurants and cafes	<input type="checkbox"/>				
A4 Drinking establishments	<input type="checkbox"/>				
A5 Hot food takeaways	<input type="checkbox"/>				
B1 (a) Office (other than A2)	<input type="checkbox"/>				
B1 (b) Research and development	<input type="checkbox"/>				
B1 (c) Light industrial	<input type="checkbox"/>				
B2 General industrial	<input type="checkbox"/>				
B8 Storage or distribution	<input type="checkbox"/>				
C1 Hotels and halls of residence	<input type="checkbox"/>				
C2 Residential institutions	<input type="checkbox"/>				
D1 Non-residential institutions	<input type="checkbox"/>				
D2 Assembly and leisure	<input type="checkbox"/>				
OTHER Please specify	<input type="checkbox"/>				
	<input type="checkbox"/>				
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	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>		N/A	
Other	Hostels	<input type="checkbox"/>			

## 20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	VACANT PROPERTY - NO EMPLOYMENT.			
Proposed employees				

## 21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
		N/A		

## 22. Site Area

Please state the site area in hectares (ha)

0.00846 ha

**23. 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 (C OF USE IS RESIDENTIAL)

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>	N/A	
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	N/A
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

**24. Hazardous Substances**

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	<input type="text"/>	Ethylene oxide (tonnes)	<input type="text"/>	Phosgene (tonnes)	<input type="text"/>
Ammonia (tonnes)	<input type="text"/>	Hydrogen cyanide (tonnes)	<input type="text"/>	Sulphur dioxide (tonnes)	<input type="text"/>
Bromine (tonnes)	<input type="text"/>	Liquid oxygen (tonnes)	<input type="text"/>	Flour (tonnes)	<input type="text"/>
Chlorine (tonnes)	<input type="text"/>	Liquid petroleum gas (tonnes)	<input type="text"/>	Refined white sugar (tonnes)	<input type="text"/>

Other:

Other:

Amount (tonnes):

Amount (tonnes):

## 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
MR P. SWALES	29 BAWDLANDS, CLITHEROE	15.5.13

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):

15.5.13

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: **FREE-40 RULE** ☐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 other plans and drawings or information necessary to describe the subject of the application: ☒3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☒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):

15.5.13

(date cannot be pre-application)

### 28. Applicant Contact Details

Telephone numbers

Country code: [REDACTED] National number: [REDACTED] Extension number: [REDACTED]

Country code: [REDACTED] Mobile number (optional): [REDACTED]

Country code: [REDACTED] Fax number (optional): [REDACTED]

Email address (optional):

[REDACTED]

### 29. Agent Contact Details

Telephone numbers

Country code: [REDACTED] National number: [REDACTED] Extension number: [REDACTED]

Country code: [REDACTED] Mobile number (optional): [REDACTED]

Country code: [REDACTED] Fax number (optional): [REDACTED]

Email address (optional):

[REDACTED]

### 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:

[REDACTED]

Telephone number:

[REDACTED]

Email address:

[REDACTED]

# Development Department

Council Offices, Church Walk, Clitheroe, Lancs., BB7 2RA

Tel: (01200) 425111 Fax: (01200) 414487 DX: Clitheroe 15157



RIBBLE VALLEY  
BOROUGH COUNCIL

## Location Plan

Map Ref: SD7341NE Scale: 1:2500



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RECEIPT NO.  
000080

SOLD BY  
JT

3 2 0 1 3 0 4 8 1 P

**Design and Access Statement to accompany a Planning Application for a proposed change of use of the ground floor of No. 27 and no. 29 Bawdlands, Clitheroe from a commercial use to a unit of residential accommodation**

**For Mr. E. Swales of 29 Bawdlands, Clitheroe**

**The Proposal**

Our client Mr. Ernest Swales and his long established family ice-cream and confectionary business has operated in the town of Clitheroe for over 100 years. Mr. Swales currently lives at no. 29 Bawdlands, his accommodation being located on the first floor above the application site at no. 27 Bawdlands and the adjoining first floor of. No. 29. Mr. Swales has been retired for a number of years, consequently the ice-cream activity has ceased. In recent times he has endeavoured to let the ground floor commercially to supplement his retirement income without much success, and has therefore been prompted to convert the space into residential accommodation, which in today's economic climate (given the demise of what was at one time, a thriving district centre), more likely to generate a supplementary income and provide a secure use for this currently redundant floor space.

**Compatibility of use with current planning policy**

Bawdlands is situated close to the central area of Clitheroe and is physically linked by its immediate urban area, consequently policy G2 of the Ribble Valley Districtwide Plan is appropriate and identifies that development in this locality must be appropriate to the town's size and form. 27 and 29 Bawdlands are on the southern side and face the B6243 (the country road to Preston via Hurst Green and Longridge) at its junction with Corporation Street. Despite its proximity with Clitheroe town centre, the Bawdlands area was originally a vibrant "district centre", providing retail services for the immediate community. Increased mobility and changes in shopping trends have seen a marked decline in the centre's retail viability and a number of shops have ceased trading or been converted for purely residential purposes, a significant effect detrimental in my client's effort to let his commercial floor space. Mr. Swales believes his proposal is entirely consistent with the Planning Authority's aspirations given the medium to long term viability of these particular buildings.

**The amount of development and intended layout.**

This proposal is for a change of use within existing buildings and confines itself to a redistribution of existing floor space. The properties in question no. 27 and 29 Bawdlands have a first floor which is accessed from no. 29 Bawdlands creating a first floor flat for our client over no. 27 and no. 29 Bawdlands. This application will not alter this existing and long established arrangement. The existing commercial floor space, the subject of this application is located on the ground floor, wrapping around the existing stairwell for no. 29 Bawdlands and extending over the full extent of

the two properties. It is this space that Mr. Swales wishes to convert into a two bedroomed ground floor flat, independently accessed from no. 27 Bawdlands.

We note from our survey of the immediate locality that this existing unit is the last commercial space on the southern side of Bawdlands apart from the The Horseshoe Public House, leaving four shop units (one being presently vacant) and the Ford Garage on the northern frontage.

### **Scale and Landscaping**

Our client's application for the change of use of an existing shop fronted terraced property has no hard or soft landscaping implications. The conversion as shown on the existing and proposed elevations have dealt with the proportion and scale of the existing terraced openings and provided more orderly and restricted window openings for the proposed residential use. A layout of the flat showing the proposed and existing elevations of the property is submitted with the planning submission.

### **Appearance**

Should Mr. Swales' application be successful and the work implemented, the full extent of the terrace between Henthorn Road and Corporation Street will become entirely residential. Consequently, every effort has been taken to respect the proportions of the existing terrace as a whole in terms of window and door opening sizes and the finishing treatment of the buildings' main elevations. Clearly it would be inappropriate to individualise the design of the property in this particular location.

### **Access**

Unlike the requirements of current new build property, traditional late 19<sup>th</sup> century and early 20<sup>th</sup> century terraced residential and commercial buildings similar to the terraced property in question, have severe restrictions in terms of access and the inclusive nature now recognised as essential features of good design. Design work for building regulations approval will incorporate the latest statutory requirements including the introduction of fire precautions and every attempt will be made to comply with disabled access legislation.

John C. Pye

February 2013

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Clitheroe office

RIL/LL

30<sup>th</sup> January 2013

Planning Department  
Ribbles Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA


Dear Sirs

RE: 27 BAWDLANDS, CLITHEROE, BB7 2LA

Mortimers Estate Agents have marketed the above mentioned property on and off for the past 2/3 years and have unfortunately ~~have~~ had little success. We feel this is due in the main to the location and the lack of parking for commercial use.

The property would be ideal for residential use due to the high demand for properties to let throughout the Ribbles Valley. Change of use would be needed and is certainly recommended by ourselves.

Yours faithfully  
R I LLOYD MNAEA

  
VALUER  
MORTIMERS CHARTERED SURVEYORS