



RIBBLE VALLEY BOROUGH COUNCIL

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

30 OCT 2013  
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For office use only  
Application No. 3/2013/0981  
Date received 24/10/13  
Fee paid £735.00 Receipt No: 19322

Application for Outline Planning Permission with all 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: [ ] First name: [ ] Surname: [ ]  
Company name: Oakmere Homes Ltd  
Street address: Helm Bank, Natland  
Town/City: Kendal  
County: Cumbria  
Postcode: LA9 7PS  
Telephone 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: Mike Surname: Gee  
Company name: Janet Dixon Town Planners Ltd  
Street address: 10A Whalley Road  
Town/City: Clitheroe  
County: Lancs  
Postcode: BB7 1AW  
Telephone number: [ ] [ ] [ ]  
Mobile number: [ ] [ ] [ ]  
Fax number: [ ] [ ] [ ]  
Email address: mike@jdixonplanners.co.uk

3. Description of the Proposal

Please describe the proposal:

Residential development, comprising 20 dwellings, 3 close care apartments and a 60bed car home

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:

Street address:

Town/City:

County:

Postcode:

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

Easting:

Northing:

Description:

#### 5. 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

#### 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:

See Planning Statement and Appendix

#### 7. 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

#### 3. Site Area

What is the site area?

#### 9. Residential Units

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

Yes  No

**Residential Units (continued)**

**Market Housing - Proposed**

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					14
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					2
Bedsit/Studios					
Unknown					

Proposed Market Housing Total 16

**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					1
Bedsit/Studios					
Unknown					

Proposed Social Rented Housing Total 7

**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	23
Total existing residential units	0

**0. All Types of Development: Non-residential Floorspace**

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

Yes  No  Unknown

**11. 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

**12. 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	

**13. 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

#### 14. Existing Use

Please describe the current use of the site:

Grazing land

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. 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

#### 16. 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*) and/or agricultural tenant ("*agricultural tenant*" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: Kathleen Rushton	29/10/2013
Number: <input type="text"/> Suffix: <input type="text"/>	
Street: Redthorn Bungalow, Hermitage Road	
Locality: Upton, Long Sutton	
Town: Langport, Somerset	
Postcode: TA10 9NL	
Title: Mr First name: Mike Surname: Gee	
Person role: Applicant Declaration date: 29/10/2013 <input checked="" type="checkbox"/> Declaration made	

#### 17. 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 29/10/2013

**Town and Country Planning (Development Management Procedure) (England) Order 2010 NOTICE UNDER ARTICLE 11 OF APPLICATION FOR PLANNING PERMISSION**

(Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)

**Proposed development at:**

Name or flat number	
Property number or name	Land at
Street	Chatburn Road
Locality	
Town	Clitheroe
County	
Postal town	Clitheroe
Postcode	BB7 2AZ

**Take notice that application is being made by:**

Organisation name	Oakmere Homes Ltd		
Applicant name	Title	Forename	
	Surname		

**For planning permission to:**

**Description of proposed development**

Residential development, comprising 20 dwellings, 3 extra care apartments and a 60 bed care home


**Local Planning Authority to whom the application is being submitted:** Ribble Valley Borough Council

**Local Planning Authority address:**

Council Offices, Church Walk, Clitheroe, BB7 2RA

Any owner of the land or tenant who wishes to make representations about this application, should write to the council within 21 days of the date of this notice.

**Signatory:**

Signatory	Title	Mr	Forename	Mike
	Surname	Gee		
Signature				

Date (dd-mm-yyyy) 29 October 2013

**Statement of owners' rights:** The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

**Statement of agricultural tenants' rights:** The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.

'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Once completed this form needs to be served on the owner(s) or tenant(s)

Print Form

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(Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)

**Proposed development at:**

Name or flat number

Property number or name

Street

Locality

Town

County

Postal town

Postcode

**Take notice that application is being made by:**

Organisation name

Applicant name Title  Forename

Surname

**For planning permission to:**

Description of proposed development

Local Planning Authority to whom the application is being submitted:

Local Planning Authority address:

Any owner of the land or tenant who wishes to make representations about this application, should write to the council within 21 days of the date of this notice.

**Signatory:**

Signatory Title  Forename

Surname

Signature

Date (dd-mm-yyyy)

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