



Application No. 3 \ 2013 \ 0981 Date received 241 10113

Fee paid £7315-00 Receipt No: 19322

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

Application for Outline Planning Permission with all matters reserved. Town and Country Planning Act 1990

ublication of applications on planning authority websites. lease note that the information provided on this application form and in supporting documents may be published on the Authority's website. 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 National Country Extension Street address: Helm Bank Code Number Number Natland Telephone number: Mobile number: Town/City Kendal Fax number: Cumbria County: Country: Email address: Postcode: LA9 7PS Are you an agent acting on behalf of the applicant? ( Yes 2. Agent Name, Address and Contact Details Title: Mr Mike First Name: Surname: Company name: Janet Dixon Town Planners Ltd National Country Extension 10A Whalley Road Street address: Number Code Number Telephone number: Mobile number: Town/City Clitheroe Fax number: County: lancs Email address: Country: mike@jdixonplanners.co.uk Postcode: BB7 1AW 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

House name:  Street address:  Chatburn Road  Clitheroe  Town/City:  County:  Postcode:  BB7 2AZ  Description of location or a grid reference (must be completed if postcode is not known):  Easting:  375035	1. Site Addre	ss Details			
Note name:  Street address: Chatburn Road Clitheroe County:  Postcrotic Star 2AZ Description of location or a grid reference imms to example star or a grid refe	Full postal addres	ss of the site (includ	ding full postcode where a	vailable)	Description:
Chathum Road Citheroe County: Postcode:  BR7 2AZ Description of location or a grid reference (must be completed if postcode is not known): Easting:  373935 Northing:  442670  3. Assessment of Flood Risk Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood coines; and add cossult Environment Agency standing advice and your focal planning authority requirements for information as increasing.  187 yes will need to submit an appenpriate flood risk assessment to consider the risk to the proposed atte.  18 your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Will the proposal increase the flood risk deschere?  Yes No Will the proposal increase the flood risk deschere?  Soutamble dralinage system  Soakaway  Esisting watercourse  5. Pre-application Advice  Has assistance or prior advice been sought from the local authority about this application?  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:  Take   Mor	House:		Suffix:	100	
Citheroe  County:  County:  County:  Description of location or a grid reference (must be completed if postcode is not known):  Easting:  375035  Northing:  442670  S. 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's flood Map showing (flood zones 2 and 3 and consult Environment Agency's flood Map showing (flood zones 2 and 3 and consult Environment Agency's flood Map showing (flood zones 2 and 3 and consult Environment Agency's flood Map showing (flood zones 2 and 3 and consult Environment Agency's flood Map showing (flood zones 2 and 3 and consult Environment Agency's flood Map showing (flood zones 2 and 3 and consult Environment Agency's flood Map showing (flood zones 2 and 3 and consult Environment Agency's flood Map showing (flood zones 2 and 3 and consult Environment Agency's flood Map showing (flood zones 2 and 3 and consult Environment Agency's flood Map showing (flood zones 2 and 3 and consult Environment Agency's flood Map showing (flood zones) and 3 and consult Environment Agency's flood Map showing (flood zones) and 3 and consult Environment Agency's flood Map showing (flood zones) and 3 and consult Environment Agency's flood Map showing (flood zones) and 3 and consult Environment Agency's flood Map showing (flood zones) and 3 and consult Environment Agency's flood Map showing (flood zones) and 3 and consult Environment Agency's flood Map showing (flood zones) and 3 and consult Environment Agency's flood Map showing (flood zones) and 3 and consult Environment Agency's flood Map showing (flood zones) and 3 and consult Environment Agency's flood Map showing (flood zones) and 3 and consult Environment Agency's flood Map showing (flood zones) and 3 and consult Environment Agency's flood Map showing (flood zones) and 3 an	House name:				•
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Description of location or a grid reference (must be completed if postcode):  B87 2AZ  Description of location or a grid reference (must be completed if postcode) is not known):  Easting:  375035  Northing:  442670  3. Assessment of Flood Risk  Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood cones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)  If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed size.  Is your proposal within 20 meters of a watercourse (e.g. river, stream or beck?  Ves No  Will the proposal increase the flood risk elsewhere?  Yes No  No  Will surface water be disposed of?  Sutainable drainage system  Main sewer  Soalaway  No  Sisting watercourse  5. Pre-application Advice  Has assistance or prior advice been sought from the local authority about this application?  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:  CSC/CMS/RNQ/2011/00352  Date (DO/MM/YYYY):  Is/G3/2012  (Must be pre-application submission)  Details of the pre-application advice received:  See Planning Statement and Appendix  On amember of staff (d) related to a member of staff (d) related to an elected member  Do any of these statements apply to you?  Yes No  No  No  Yes No  No  Yes No  No  Pond/lake  Do any of these statements apply to you?  Yes No  No  No  The statements apply to you?  Yes No  No  Sample of the statements apply to you?  Yes No		Clitheroe			
Postcode:    B87 2AZ	Town/City:	Clitheroe	6		
Description of location or a grid reference (must be completed if postcode is not known): Easting:    \$75935	County:				
funus be completed if postcode is not known):  Easting: 37505   Southing: 42670   Statement and pency serious desired in a serious properties flood Risk    Is the size within a 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.)  If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed size.  Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?	Postcode:	BB7 2AZ			
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Sustainable drainage system    Main sewer				() its (g) its	
Soakaway   Existing watercourse				Ė.,,	Don't flate
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Has assistance or prior advice been sought from the local authority about this application?  (F 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/2011/00352  Date (DD/MM/YYYY): 15/03/2012 (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 a member of staff (d) related to a member of staff (d) related to an elected member  Do any of these statements apply to you?  Yes No  No  No  Residential Units	Soakaw	ay		Existing wa	atercourse
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  No  3. Site Area  What is the site area?  O1.82 hectares	If Yes, please cor Officer name: Title: Mr	pplete the following	ng information about the a		(this will help the authority to deal with this application more efficiently):
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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  No  3. Site Area  What is the site area?  O1.82 hectares	See Planning Sta	itement and Apper	ndix		
(c) related to a member of staff (d) related to an elected member  Do any of these statements apply to you?  Yes No  No  No  No  No  No  No  No  No  Residential Units	With respect to t	the Authority, I am member of staff			
What is the site area?  01.82 hectares  9. Residential Units	(c) re	lated to a member	d member	any of these statement	ts apply to you? Yes No
3. Residential Units	3. Site Area				
	What is the site	area?	1.82 hectares		
Descriptive proposal include the gain or loss of residential units?  No. Ves. No.	7. Residentia	al Units			
	Danis	acal lack. da th	in or loss of rosidontial ·	te?	€ Yes € No

## .esigential Units (continueg) **Market Housing - Proposed Market Housing - Existing** Number of bedrooms Number of bedrooms 1 2 Unknown 1 2 3 Unknown Houses 14 Houses Flats/Maisonettes Flats/Maisonettes Live-Work units Live-Work units Cluster flats Cluster flats Sheltered housing 2 Sheltered housing Bedsit/Studios Bedsit/Studios Unknown Unknown Proposed Market Housing Total 16 **Existing Market Housing Total** 0 Social Rented Housing - Proposed Social Rented Housing - Existing Number of bedrooms Number of bedrooms 1 2 3 Unknown 1 2 3 4+ Unknown Houses Houses Flats/Maisonettes Flats/Maisonettes Live-Work units Live-Work units Cluster flats Cluster flats Sheltered housing Sheltered housing Bedsit/Studios Bedsit/Studios Unknown Unknown Proposed Social Rented Housing Total **Existing Social Rented Housing Total** 0 **Overall Residential Unit Totals** 23 Total proposed residential units Total existing residential units 0. All Types of Development: Non-residential Floorspace Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes ( 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: Monday to Friday Saturday Sunday and Bank Holidays Use Not Start Time **End Time** Start Time **End Time** Start Time **End Time** Known 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? C Yes ● No

14. Existin	ng Use							
Please descri	be the current use of t	the site:						
Grazing land								-
	rrently vacant?	-	Yes 🕟 No					
Does the pro	posal involve any of t	he following?	ntamination assessm	ent with your applicat	ion.			
	s known to be contan		C Yes •					
	contamination is susp		r part of the site?	C Yes	€ No			•
	use that would be par			of contamination?	C Yes	( N	0	
5. Site Vi	sit			3				
C	be seen from a public	road public f	ootnath bridleway o	r other public land?	€ Ye	s CI	No	
If the planni	ng authority needs to	make an appo		a site visit, whom sho	uld they contact? (Please s	elect only	Offe	
The age	ent C The a	pplicant	Other person					
					AMERICA DE LA CONTRACTOR DE LA CONTRACTO			
16. Certif	icates (Certificat	e B)						
			Cer	rtificate of Ownership	o - Certificate B			l- 12
	Town and	Country Plan	ning (Development	Management Proce	dure) (England) Order 20	10 Certifi	n the day 21 days	hefore the date of this
I certify/ The	applicant certifies tha	it I have/the a	pplicant has given the	e requisite notice to ev	veryone else (as listed belo h at least 7 years left to run)	and/or ac	ricultural tenant	("agricultural tenant" has
meanina aive	was the owner (owner en in section 65(8) of th	e Town and Co	ountry Planning Act 19	990) of any part of the	and or building to which t	his applica	ation relates.	
								e notice served
Owner/Agric	cultural Tenant							
Name	Kathleen Rushton							
Number:		Suffix:						
Street:	Redthorn Bungalow, Hermitage Road  Upton, Long Sutton  Langport, Somerset							20/10/2012
Locality:								29/10/2013
Town:								
	TA10 9NL							
Postcode:	TATOSINE							
Title: Mr	First nar	ne: Mike			Surname: Gee			1
Person role:	Applicant		Declaration date:	29/10/2013		$\boxtimes$	Declaration mad	le
T EISOIT TOIC.	присанс							
17. Decla	ration							
L/wa haraby	annly for planning pe	ermission/con	sent as described in t	his form and the accor	mpanying plans/drawings	and		
additional in	nformation. I/we confi	rm that, to the	e best of my/our know	wledge, any facts state	d are true and accurate an	d any		
opinions giv	ven are the genuine o	pinions of the	person(s) giving ther	m.			⊠ Date	e 29/10/2013
								2)

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

Proposed development :	at:
Name or flat number	
Property number or name	Land at
Street	Chatburn Road
Locality	
Town	Clitheroe
County	Constitution of the Consti
Postal town	Clitheroe
Postcode	BB7 2AZ
Take notice that applicat	tion is being made by:
Organisation name	Oakmere Homes Ltd
Applicant name Title	Forename
Surname	rorename
For planning permission	tor
Description of proposed developme	o 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 when the council within 2	to wishes to make representations about this application, 1 days of the date of this notice.
	Mr Forename Miko
ignatory Title	Mr Forename Mike
Surname	Mr Forename Mike
ignatory Title /	Mike
ignatory Title // Surname (	Gee MAN Roce
ignatory Title  Surname  ignature  ate (dd-mm-yyyy)  tatement of owners' rights: The gr	MIRC
Surname Surname signature signature state (dd-mm-yyyy) tatement of owners' rights: The growth or dispose of their property greement or lease. tatement of agricultural tenants' rights	Gee  October 2013  ant of planning permission does not of plan

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

**Print Form** 

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

13089

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

Proposed de		t at:				
Name or flat nun	ıber ·					
Property number	or name	Land at				
Street		Chatburn Road				
Locality						
Town		Clitheroe				
County						
Postal town		Clitheroe				
Postcode		BB7 2AZ				
Take notice t	hat applie:	ation is being made by:				
Organisation name	e applica					
Applicant name		Oakmere Homes Ltd				
Applicant name	Title	rorename				
For planning	Surname					
For planning						
Description of prop	osed developn	nent 20 dwellings, 3 extra care apartments and a 60 bed care home				
Local Planning Auti the application is b	nority to whom eing submitted	I: Ribble Valley Borough Council				
Local Planning Auth	nority address:					
		Council Offices, Church Walk, Clitheroe, BB7 2RA				
	nd or tenant wi council within ?	ho wishes to make representations about this application, 21 days of the date of this notice.				
Signatory:						
ignatory	Title	Mr Forename Mike				
	Surname	Gee				
ignature	**************************************	MARRO				
ate (dd-mm-yyyy)	0	3 October 2013				
tatement of owners	rights: The gr	rant of planning permission does not affect owners' rights y, unless there is some provision to the contrary in an				
atement of agricult	ural tenants' ri	ghts: The grant of planning				

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**