



RIBBLE VALLEY
BOROUGH COUNCIL

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

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For office use only

Application No.

Date received 29.5.14

Fee paid £1340 Receipt No: 20778

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

Title:	Mr	First name:	Steve	Surname:	Hodgson	
Company name:	APTUS HR Improvement Services Ltd					
Street address:	c/o Highcroft			Country Code	National Number	Extension Number
	Billenge End Road			Telephone number:		
				Mobile number:	07739709318	
Town/City:	Blackburn			Fax number:		
County:	Lancs			Email address:		
Country:						
Postcode:	BB2 6QB					
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No						

2. Agent Name, Address and Contact Details

Title:		First Name:	andrew	Surname:	suter	
Company name:	ADS Architectural					
Street address:	2 Silverton Court			Country Code	National Number	Extension Number
	Northumberland Business Park			Telephone number:	0845 2577327	
				Mobile number:		
Town/City:	Cramlington			Fax number:		
County:	Northumberland			Email address:		
Country:	United Kingdom					
Postcode:	NE23 7RY			andy@adsarchitectural.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Full change of use to Residential
Demolition of existing timber frame rear extension.
New single storey rear extension in materials matching existing building.
New first floor side extension in materials matching existing building.

Has the building, work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

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

Description:

House:		Suffix:	
House name:	Black Bull Hotel		
Street address:	Rimington Lane		
	Rimington		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 4DS		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	380535		
Northing:	445812		

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:	Mrs	First name:	Diane	Surname:	Cafferty
Reference:	24/2013/eng/00027 R/2014/229/00011				
Date (DD/MM/YYYY):	03/08/2013 27/9/14 (Must be pre-application submission)				

Details of the pre-application advice received:

General advice specific to the scheme proposed including change of use, materials and appearance, local and national planning policy and parking arrangements.

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

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)/drawings(s)

AL(00)002C
AL(00)003B

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:

AL(00)002 and 003

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Normal residential practise as operated by Ribble valley to be implented for domesitic property

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)

Walls - description:

Description of *existing* materials and finishes:

Coursed stone to front elevation with sandstone window and door surrounds.
Render to rear and side elevations with sandstone corble stones to edges.
Timber weatherboarding clad rear extension (to be demolished)

Description of *proposed* materials and finishes:

Coursed stone to be matched to new side extension front elevation.
Render to matched to rear and side elevations of new extensions, with sandstone/cast stone window surround detailing and edging corbles.

Roof - description:

Description of *existing* materials and finishes:

red/brown profiled tile to main roof.
grey slate/plain tile to timber rear extension (to be removed)

Description of *proposed* materials and finishes:

Side extension to retain profiled red/brown tiles to match existing roof.
New rear extensions to be flat roofed mansard style with profiled tile to match main building to roof pitch, grey single membrane with lead roll batten to flat areas.
Dressings and flashings to be code 4 lead

Windows - description:

Description of *existing* materials and finishes:

Timber framed single glazed to entire building

Description of *proposed* materials and finishes:

Existin retained to main building.
New timber framed, painted gloss white to new extensions.
Large rear windows to extensions possibly to be Aluminium subject to cost report.

Doors - description:

Description of *existing* materials and finishes:

Timber doors of varying styles, all painted gloss

Description of *proposed* materials and finishes:

New bifold/french doors to be aluminum PPC.
New entrance door to front elevation to be hardwood timber, styled to match existing style and painted gloss black

Boundary treatments - description:

Description of *existing* materials and finishes:

Timber fencing to sides and rear. Open frontage to front elevation

Description of *proposed* materials and finishes:

Open frontage to main elevation retained.
Existing timber fencing to sides and rear to be retained.
New fencing within site ie residential/public house seperation to be 1800mm high timber close boarded.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Block paving/cobbles to front elevation.
Tarmac to side entrance and main rear car park

Description of *proposed* materials and finishes:

All existing surfaces to be retained and made good. New grassed/turfed area to be introduced to rear of building to provide private amenity space to residential property.
Areas where disturbed to be patched with matching adjacent materials.

Lighting - add description

Description of *existing* materials and finishes:

Existing downlighting to front elevation
Car park flood lighting to car park at rear

Description of *proposed* materials and finishes:

Car park lighting to be rationalised and kept to minimum required for safe use of the car park. To be fitted on timers to not illuminated between 12midnight and 7am unless in emergency.
Residential property to be served with low lux level security light to rear garden and adjacent to main front door entrance.

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:

AL(00)001, 002 and 003, planning/design statement

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	11	8	-3
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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

AI(00)102

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:

public house and associated tarmac car parking. No green areas.

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 design, demolition and 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		4		0	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

4

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

Overall Residential Unit Totals

Total proposed residential units	4
Total existing residential units	0

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	312.0	312.0		-312.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
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		312.0	312.0	0.0	-312.0

18. All Types of Development: Non-residential Floorspace (continued)

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
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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 (e.g. 15:30) 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?

882

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:

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

If Other has been selected, please provide:

Contact name:

Title: Mr First name: Steve Surname: Hodgson

Telephone number:

Country code: National number: 07739709318 Extension number:

Email Address:

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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding ("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act).

Title: Mr First name: Andrew Surname: Suter

Person role: Agent Declaration date: 15/05/2014 ☒ 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 15/05/2014