



RIBBLE VALLEY
BOROUGH COUNCIL

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

320140198P

For office use only	
Application No.	
Date received	
Fee paid £	Receipt No:

Application for approval of reserved matters following outline approval.

Article 5, Town and Country Planning (Development Management Procedure) (England) Order 2010

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

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: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: Land adjacent to Whitecroft

Address 1: Kayley Lane

Address 2:

Address 3:

Town: Chatburn

County: Lancs

Postcode (optional): BB7 4Ax

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

Easting: Northing:

Description:

4. 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:
Daniela Ripa

Reference:
N/A

Date (DD/MM/YYYY):
(must be pre-application submission) 21/02/2014

Details of pre-application advice received?

Withdraw previously submitted application and resubmit a further 'reserved matters' application including matters discussed.

5. Development Description

Please indicate which reserved matter(s) you require to be determined under this application:

Access Appearance Landscaping Layout Scale

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision:

Application Ref No3/2011/0458 Outline application for the erection of one dwelling following demolition of outbuilding.

Decision Date 16th September 2011

RESUBMISSION OF 03/2013/1052 RESERVED MATTERS

Reference number: 3/2011/0458 Date of decision: 16/09/2011 (date must be pre-application submission) (DD/MM/YYYY)

Please provide a description of the reserved matters for which you are seeking consent:

Design, materials, landscape and boundary treatments, including contour plan showing existing features

proposed slab level and road level.

To comply with G1 and ENV3

Has the development already started? Yes No

If Yes, please state when the development was started (DD/MM/YYYY): (date must be pre-application submission)

Has the work been completed? Yes No

If Yes, please state when the development was completed (DD/MM/YYYY): (date must be pre-application submission)

6. 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

If Yes, please provide details of the name, relationship and role

7. Supporting Information

Please provide the following information:

List of all relevant drawings, including reference numbers, that were approved as part of the original decision:

List of drawing numbers submitted with this application for approval:

Drawing	Reference Number
Site design layout/Tree survey - Original Proposal	MW/NPA/01
Existing layout/Tree survey inc.	MW/NPA/02

Drawing Number
Drwg No 14/10/2
Drwg No 14/10/3

Reasons for any changes to the original drawings (if applicable):

Original proposal drawings detail a projection to the right hand side of the NW elevation of the existing footprint. This would cast a shadow along the rear elevation, it has been discussed and proposed to change to the left.

At present permission grants a new driveway which involves:-

- A/ The removal of various trees and/or mature branches to create a vehicular passing.
- B/ A route which requires the removal of a mature tree to facilitate a 90 degree turn.
- C/ Proceeds over the area of the septic tank belonging to Whitecroft.

Adjusting the route of the driveway significantly improves the sight lines, assisting a much safer movement of vehicles within the site and also to and from Kayley Lane. Whilst vehicular access is still from Kayley Lane the site/drive entry point could begin to the left and across the area of the demolished garage allowing clear vision up Kayley Lane and within the site. All trees and hedgerows permitted to be removed can be retained.

Additionally, this route avoids any contact with the septic tank at Whitecroft and benefits the family there freeing their front and side garden of a site/drive access route.

8. 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.

The original and 3 copies of a completed and dated application form:

The correct fee:

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

The original and 3 copies of such plans and drawings as are necessary to deal with the matters reserved in the outline planning permission

9. 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:



N/A

Date (DD/MM/YYYY):

06/03/2014

(date cannot be pre-application)

10. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
07778	131903	
Country code:	Mobile number (optional):	
07778	131903	
Country code:	Fax number (optional):	

Email address (optional):

11. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
01282	838002	
Country code:	Mobile number (optional):	
	07977 463496	
Country code:	Fax number (optional):	

Email address (optional):

12. 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:

Telephone number:

Email address: