



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. 3/2015/0453

Date received

Fee paid £

Receipt No:

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.

320150453P

1. Applicant Name, Address and Contact Details

Title: Mr First name: F Surname: Thornber

Company name:

Street address: Cherry Tree Farm, Chipping Road, Chaigley, Clitheroe, Lancashire, United Kingdom, Postcode: BB7 3LX

Telephone number, Mobile number, Fax number, Email address, Country Code, National Number, Extension Number

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: Mrs First Name: Mary Surname: Miller

Company name: Rural Futures (North West)Ltd, Street address: 78a Main St, Warton, Carnforth, Lancashire, United Kingdom, Postcode: LA5 9PG

Telephone number, Mobile number, Fax number, Email address, Country Code, National Number, Extension Number

3. Description of the Proposal

Please describe the proposed development including any change of use: Conversion of Brook Wood Barn into a single residential property. 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)

House:  Suffix:   
House name: Cherry Tree Farm  
Street address: Chipping Road  
Chaigley  
Town/City: Clitheroe  
County: Lancashire  
Postcode: BB7 3LX

Description:

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

Easting: 365451  
Northing: 442474

#### 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: Rachel Surname: Horton  
Reference: RV/2013/ENQ/00147  
Date (DD/MM/YYYY): 19/11/2013 (Must be pre-application submission)

Details of the pre-application advice received:

Advised that the barn is not located in a sustainable location

#### 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

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  Yes  No

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

If Yes, please provide details:

Council recycling bins will be stored in the garage area to enable household waste to be sorted and recycled

#### 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):

**Walls - description:**

Description of *existing* materials and finishes:

Stone

Description of *proposed* materials and finishes:

Stone

**9. (Materials continued)**

**Roof - description:**

Description of *existing* materials and finishes:  
 cement fibre sheets

Description of *proposed* materials and finishes:  
 slate

**Windows - description:**

Description of *existing* materials and finishes:  
 stone lintels, timber frames

Description of *proposed* materials and finishes:  
 existing stone lintels, new timber frames

**Doors - description:**

Description of *existing* materials and finishes:  
 N/A

Description of *proposed* materials and finishes:  
 Timber

**Vehicle access and hard standing - description:**

Description of *existing* materials and finishes:  
 hard core access track and yard area

Description of *proposed* materials and finishes:  
 hard core access track and yard area retained

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?  
 If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Yes  No

- Design and Access with Planning Statement
- Heritage Statement
- Agricultural and Financial Appraisal (to be redacted)
- Location plan 1:5000
- Location plan 1:1250
- Site plan 1:500
- Structural Survey
- Bat and Barn Owl Survey

**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	0	2	2
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	0	0	0

**11. Foul Sewage**

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Other
- Package treatment plant
- Cess pit
- Unknown

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):  
 Site plan 1:500

## 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.  Yes  No

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  
 Soakaway

Main sewer

Existing watercourse

Pond/lake

## 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:

redundant field barn

Is the site currently vacant?  Yes  No

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

agricultural barn

When did this use end (if known) (DD/MM/YYYY)?

31/10/2014

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

### 17. Residential Units (continued)

#### Market Housing - Proposed

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

Proposed Market Housing Total

1

#### Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

#### 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

### 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

### 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?

157 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

## 25. Certificates (Certificate A)

### Certificate of Ownership - Certificate A

#### Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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:  First name:  Surname:   
Person role:  Declaration date:   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