

For office use only

Application No.

Date received

Fee paid £

Receipt No:

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

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) 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:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code National Number Extension 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: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code National Number Extension Number

Mobile number:

Fax number:

Email address:

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Hybrid planning application seeking both full and outline planning permission as follows:
Full planning permission for:
- Works and a change of use to the Grade II listed Kirk Mill to create a hotel (18 bed) (Use Class C1) and bar restaurant (Use Class A3);
- Works to the Barn building to create 7 Holiday Cottages (Use Class C1);
- Construction of a Hotel and Spa (20 bed) (Use Class C1), Wedding Venue (Use Class D1), and Kids Club (Use Class D1).
- Change of use of Malt Kiln House from residential use to Use Class C1;
- Construction of a new cricket pavilion and cricket pitch (Sui Generis);
- Demolition of the group of derelict factory buildings.
Outline planning permission for:
- Up to 46 residential dwellings (Use Class C3).

Has the development or work(s) already started? 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:

Parcels of land located to the north west and south east of Chipping Village.

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:

Pre-application advice meeting held on 16th July 2015 to discuss the proposed application.

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)

TPMA 1310_101: Proposed hotel/spa and wedding venue access
TPMA 1310_102: Proposed Residential Access Plot A access
TPMA 1310_103: Proposed Residential Access Plot B access
TPMA 1310_104: Proposed Cricket Club Access access
TPMA 1310_105: Proposed Kirk Mill Access access
TPMA 1310_106: Servicing Swept Path Analysis access

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:

Please refer to the following submitted series of plans:
Series B1 - The Mill
Series B2 - The Barn
Series B3 - Hotel/Spa
Series B5 - Wedding Venue
Series B6 - Cricket Pavilion
Series B7 - Kids' Club

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

If Yes, please provide details:

Please refer to the following submitted series of plans:
Series B1 - The Mill
Series B2 - The Barn
Series B3 - Hotel/SpaSeries B
Series B5 - Wedding Venue
Series B6 - Cricket Pavilion
Series B7 - Kids' Club

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. Demolition

Does the proposal include total or partial demolition of a listed building?

Yes No

Which of the following does the proposal involve?

a) Total demolition of the listed building

Yes No

b) Demolition of a building within the curtilage of the listed building

Yes No

c) Demolition of a part of the listed building

Yes No

What is the total volume of the listed building?

m³

What is the volume of the part to be demolished?

m³

What was the date (approximately) of the erection of the part to be removed?

Month: Year:

(Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

The proposals are to demolish the group of derelict twentieth-century factory buildings which have little archaeological interest situated adjacent to Kirk Mill. Two of these buildings are located within the Conservation Area, these being the Williams Building and the barn building. Please refer to the Design and Access Statement for the full description.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The demolition of the buildings will enable to introduction of a public space into this area and the Hotel and Spa. Demolition of the elements of the mill are to allow the enhancement of the historic fabric of the buildings.

Please note: a notional value of '1' has been included within the 'what is the total volume of the listed building' and 'what is the volume of the part to be demolished'. The precise figure is included within the Design and Access Statement and the submitted plans prepared by 5Plus.

10. Listed building alterations

Do the proposed works include alterations to a listed building?

Yes No

If Yes, will there be works to the interior of the building?

Yes No

Will there be works to the exterior of the building?

Yes No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

Don't know Grade I Grade II* Grade II

Is it an ecclesiastical building?

Don't know Yes No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

Yes No

13. 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	120	120
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	Existing number of spaces provided for car parking in unknown		

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

Please refer to submitted plans.

Description of *proposed* materials and finishes:

Please refer to submitted plans.

Roof covering- add description

Description of *existing* materials and finishes:

Please refer to submitted plans.

Description of *proposed* materials and finishes:

Please refer to submitted plans.

Chimney - add description

Description of *existing* materials and finishes:

Please refer to submitted plans.

Description of *proposed* materials and finishes:

Please refer to submitted plans.

Windows - add description

Description of *existing* materials and finishes:

Please refer to submitted plans.

Description of *proposed* materials and finishes:

Please refer to submitted plans.

External doors - add description

Description of *existing* materials and finishes:

Please refer to submitted plans.

Description of *proposed* materials and finishes:

Please refer to submitted plans.

Ceilings - add description

Description of *existing* materials and finishes:

Please refer to submitted plans.

Description of *proposed* materials and finishes:

Please refer to submitted plans.

Internal walls - add description

Description of *existing* materials and finishes:

Please refer to submitted plans.

Description of *proposed* materials and finishes:

Please refer to submitted plans.

Floors - add description

Description of *existing* materials and finishes:

Please refer to submitted plans.

Description of *proposed* materials and finishes:

Please refer to submitted plans.

Internal doors - add description

Description of *existing* materials and finishes:

Please refer to submitted plans.

Description of *proposed* materials and finishes:

Please refer to submitted plans.

14. Materials (continued)

Rainwater goods - add description

Description of *existing* materials and finishes:

Please refer to submitted plans.

Description of *proposed* materials and finishes:

Please refer to submitted plans.

Boundary treatments - add description

Description of *existing* materials and finishes:

Please refer to submitted plans.

Description of *proposed* materials and finishes:

Please refer to submitted plans.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Please refer to submitted plans.

Description of *proposed* materials and finishes:

Please refer to submitted plans.

Lighting - add description

Description of *existing* materials and finishes:

Please refer to submitted plans.

Description of *proposed* materials and finishes:

Please refer to submitted plans.

Others - add description

Other

Description of *existing* materials and finishes:

Please refer to submitted plans.

Description of *proposed* materials and finishes:

Please refer to submitted plans.

Are you supplying additional information on submitted drawings or plans? Yes No

If Yes, please state plan(s)/drawing(s) references:

Design and Access Statement

The Mill: Drawing series B1

The Barn: Drawing series B2

Hotel/Spa: Drawing series B3

Wedding Venue: Drawing series B5

Cricket pavilion: Drawing series B6

Kid's club: Drawing series B7

15. 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):

Please refer to the submitted Utility Statement prepared by Clancy Consulting.

16. 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

17. 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

18. Existing Use

Please describe the current use of the site:

The Kirk Mill parcel includes the Grade II Listed Kirk Mill which was previously used by HJ Berry and Sons.
 The Main Mills Complex comprises four main buildings and extensive areas of hardstanding.
 The Hive (land off Church Raikie/Malt Kiln Brow) comprises an area of open land which is currently used as a cricket ground with a small pavilion.
 The Malt Kiln House and Surrounding Land parcel is open greenfield.
 The new cricket pitch site is open greenfield.

Is the site currently vacant? Yes No

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

Use as a factory for furniture manufacture by HJ Berry and Sons. Ceased operations in February 2010.

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

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

19. 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'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

21. 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					37
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

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

21. Residential Units (continued)

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					9
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Social Rented Housing Total

9

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	46
Total existing residential units	0

22. 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	0.0	0.0	0.0	0.0
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	1.0	1.0
Total	0.0	0.0	1.0	1.0

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
C1	Hotels	0	38	38

23. 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	80

24. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

24. Hours of Opening (continued)

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A3							<input checked="" type="checkbox"/>
C1							<input checked="" type="checkbox"/>
D1							<input checked="" type="checkbox"/>
Other							<input checked="" type="checkbox"/>

25. Site Area

What is the site area?

05.67

hectares

26. 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

27. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

28. 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

29. Certificates (Certificate B)

Certificate Of Ownership - Certificate B
Certificates under Article 14 – Town and Country Planning (Development Management Procedure) (England)
Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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.

29. Certificates (Certificate B - continued)

Owner/Agricultural Tenant	Date notice served
Name: Mr J Stott Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="Laund Farm"/> Street: <input type="text" value="Leagram"/> Locality: <input type="text" value="Chipping"/> Town: <input type="text"/> Postcode: <input type="text" value="PR3 2GS"/>	<input type="text" value="21/08/2015"/>
Name: Mr E M Kenyon Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="Fields Farm Barn"/> Street: <input type="text" value="Back Lane"/> Locality: <input type="text" value="Chipping"/> Town: <input type="text"/> Postcode: <input type="text" value="PR3 2QA"/>	<input type="text" value="21/08/2015"/>
Name: Mr T Proctor Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="Woodgates"/> Street: <input type="text" value="Startifants Farm"/> Locality: <input type="text" value="Longride Road"/> Town: <input type="text" value="Chipping"/> Postcode: <input type="text" value="PR3 2QY"/>	<input type="text" value="21/08/2015"/>
Name: Mr G Dunford c/o Land Law LLP Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: <input type="text" value="10-14 Market Street"/> Locality: <input type="text" value="Altrincham"/> Town: <input type="text" value="Cheshire"/> Postcode: <input type="text" value="WA14 1QB"/>	<input type="text" value="21/08/2015"/>
Name: Mrs Bland Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="Malt Kiln House"/> Street: <input type="text" value="Malt Kiln Brow"/> Locality: <input type="text" value="Chipping"/> Town: <input type="text"/> Postcode: <input type="text" value="PR3 2RA"/>	<input type="text" value="21/08/2015"/>
Title: <input type="text" value="Mr"/> First name: <input type="text" value="Richard"/> Surname: <input type="text" value="Barton"/> Person role: <input type="text" value="Agent"/> Declaration date: <input type="text" value="21/08/2015"/> <input checked="" type="checkbox"/> Declaration made	

30. 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