



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

For office use only

Application No. 320710876

Date received 5/9/17

Fee paid £ 168.00 Receipt No:

Tel: 01200 425111 www.ribblevalley.gov.uk

320170876 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: <input type="text" value="Mr"/>	First Name: <input type="text" value="T"/>	Surname: <input type="text" value="Whittaker"/>
Company name: <input type="text"/>		
Street address:	<input type="text" value="The Old stables"/>	Telephone number: <input type="text"/>
	<input type="text" value="Higher Trapp House"/>	Mobile number: <input type="text"/>
	<input type="text" value="Trapp Lane"/>	Fax number: <input type="text"/>
Town/City:	<input type="text" value="Simonstone"/>	Email address: <input type="text"/>
Country:	<input type="text"/>	
Postcode:	<input type="text" value="BB12 7QW"/>	

Are you an agent acting on behalf of the applicant?

Yes No

2. Agent Name, Address and Contact Details

Title: <input type="text" value="Mr"/>	First Name: <input type="text" value="V"/>	Surname: <input type="text" value="Craven"/>
Company name: <input type="text" value="Craven Design Partnership"/>		
Street address:	<input type="text" value="Ribble Court"/>	Telephone number: <input type="text" value="01282778066"/>
	<input type="text" value="1 Mead Way"/>	Mobile number: <input type="text"/>
	<input type="text" value="Shuttleworth Mead Business Park"/>	Fax number: <input type="text"/>
Town/City:	<input type="text" value="Padihan, Burnley"/>	Email address: <input type="text" value="tech@cravendesign.co.uk"/>
Country:	<input type="text" value="UK"/>	
Postcode:	<input type="text" value="BB12 7NG"/>	

3. Description of the Proposal

Please describe the proposed development including any change of use:

Construction of barn to house mares. Re-submission of application 3/2016/1016.

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: The Old Stables Higher Trapp House
Street address: Trapp Lane

Town/City: SIMONSTONE
Postcode: BB12 7QW

Description:

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

Easting: 377580
Northing: 435599

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

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

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):

Boundary Treatments - description:

9. Materials

Description of existing materials and finishes:

Existing adjacent building with natural dry stone walls and timber post and rail fencing.

Description of proposed materials and finishes:

Existing natural dry stone walls and timber post and rail fencing.

Doors - description:

Description of existing materials and finishes:

Existing adjacent building with timber sliding doors.

Description of proposed materials and finishes:

Timber sliding doors, to match adjacent building.

Lighting - description:

Description of existing materials and finishes:

Existing adjacent building with security lighting off building.

Description of proposed materials and finishes:

Security lighting off building, to match existing building.

Roof - description:

Description of existing materials and finishes:

Existing adjacent building with dark grey profiled metal deck roofing.

Description of proposed materials and finishes:

Dark grey profiled metal deck roofing, to match existing.

Vehicle Access - description:

Description of existing materials and finishes:

Existing adjacent building with macadam access road and hard standing.

Description of proposed materials and finishes:

Existing macadam access road and hard standing.

Walls - description:

Description of existing materials and finishes:

Existing adjacent building with natural stone plinth walling, with natural timber boarding to eaves / verge.

Description of proposed materials and finishes:

Natural stone plinth walling, with natural timber boarding to eaves / verge, to match existing.

Windows - description:

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

N/A

OTHER - description:

Type of other material: Gutter

Description of existing materials and finishes:

Existing adjacent building with black pressed metal gutter system.

Description of proposed materials and finishes:

Black pressed metal gutter system to match adjacent building.

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:

Location plan.

Design statement.

Planning statement.

Scheme layout and elevations.

Composite site layout.

Letter from professional consultant.

10. Vehicle Parking

No Vehicle Parking details were submitted for this application

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

Package treatment plant

Unknown

Septic tank

Cess pit

Other

Other

None

Are you proposing to connect to the existing drainage system?

Yes

No

Unknown

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:

Land adjacent to existing equestrian centre (planning approval ref: 3/2015/0283?P).

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.

14. Existing Use

Land which is known to be contaminated?

3201708732

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
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					

Intermediate Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					

17. Residential Units

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

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)
D2 - Assembly and leisure	1,988	0	274	274
Total	1,988	0	274	274

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
------------------------	--	---	----------------------

19. Employment

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area?

0.50 hectares

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:

none

Yes No

Is the proposal for a waste management development?

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

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: Mr

First name: T

Surname: Whittaker

Person role:

APPLICANT

Declaration date:

19/09/2017

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

19/09/2017

