



RIBBLE VALLEY  
BOROUGH COUNCIL

3201708789

For office use only

Application No. 312017/0878

Date received 15/9/17

Fee paid £ *Re Sub* Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

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"/>              | <input type="text"/>                       |   |
| <input type="text" value="Trapp Lane"/>                      | Mobile number: <input type="text"/>        |   |
| Town/City: <input type="text" value="SIMONSTONE"/>           | Fax number: <input type="text"/>           |   |
| Country: <input type="text"/>                                | Email address: <input type="text"/>        |   |
| Postcode: <input type="text" value="BB12 7QW"/>              | <input type="text"/>                       |   |

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="Padiham, 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:

Proposed construction of stud managers house, adjacent to existing equestrian centre. Re-submission of application 3/2016/1001.

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 stone walls and timber post and rail fencing.

Description of *proposed* materials and finishes:

Existing natural stone walls and timber post and rail fencing.

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**Doors - description:**

Description of *existing* materials and finishes:

Existing adjacent building with coloured aluminium Doors.

Description of *proposed* materials and finishes:

Coloured aluminium doors to match existing 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.

**Roof - description:**

Description of *existing* materials and finishes:

Existing adjacent building with natural blue slate roof covering.

Description of *proposed* materials and finishes:

Natural blue slate roof covering to match existing adjacent building.

**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 walling.

Description of *proposed* materials and finishes:

Natural stone walling to match existing adjacent building.

**Windows - description:**

Description of *existing* materials and finishes:

Existing adjacent building with coloured aluminium windows.

Description of *proposed* materials and finishes:

Coloured aluminium windows to match adjacent existing building.

**OTHER - description:**

Type of other material:  Gutter

Description of *existing* materials and finishes:

Existing adjacent building with black gutter system.

Description of *proposed* materials and finishes:

Black gutter system.

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.

Scheme layout and elevations.

Design statement.

Planning statement.

Letter from professional specialist.

Photographs.

Composite site layout.

Roof plan and site section.

## 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                         | 4  | 4                    |

## 11. Foul Sewage

Please state how foul sewage is to be disposed of:

|             |                          |                         |                                     |         |                          |
|-------------|--------------------------|-------------------------|-------------------------------------|---------|--------------------------|
| Mains sewer | <input type="checkbox"/> | Package treatment plant | <input checked="" type="checkbox"/> | Unknown | <input type="checkbox"/> |
| Septic tank | <input type="checkbox"/> | Cess pit                | <input type="checkbox"/>            | Other   | <input type="checkbox"/> |

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.

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?

|  |   |                                    |
|--|---|------------------------------------|
| <input type="checkbox"/> Sustainable drainage system | <input type="checkbox"/> Main sewer           | <input type="checkbox"/> Pond/lake |
| <input checked="" type="checkbox"/> Soakaway         | <input type="checkbox"/> 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 (approval ref 3/2015/0283/P).

Is the site currently vacant?  Yes  No

Does the proposal involve any of the following?

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**14. Existing Use**

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 |
| 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:

### Key Worker Housing - Proposed

|                   | Number of bedrooms |   |   |    |         |
|-------------------|--------------------|---|---|----|---------|
|                   | 1                  | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios   |                    |   |   |    |         |
| Cluster Flats     |                    |   |   |    |         |
| Flats/Maisonettes |                    |   |   |    |         |
| Houses            | 0                  | 0 | 1 | 0  | 0       |
| Live-Work Units   |                    |   |   |    |         |
| Sheltered Housing |                    |   |   |    |         |
| Unknown           |                    |   |   |    |         |

Proposed Key Worker Housing Total:

1

### Overall Residential Unit Totals

|                                  |   |
|----------------------------------|---|
| Total proposed residential units | 1 |
| Total existing residential units |   |

## 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 | 8         |           |                                |

## 20. Hours of Opening

No Hours of Opening details were submitted for this application

## 21. Site Area

What is the site area?

1,750.00

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:

## 22. Industrial or Commercial Processes and Machinery

none

Is the proposal for a waste management development?

Yes  No

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:  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

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