



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.

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.

**1. Applicant Name, Address and Contact Details**

Title: <input type="text"/>	First Name: <input type="text" value="The Avenue Hotel Restaurant"/>	Surname: <input type="text" value="c/o agent"/>
Company name: <input type="text"/>		
Street address: <input type="text" value="Gleneagles Road"/>	Telephone number: <input type="text"/>	
<input type="text" value="Brockhall Village"/>	<input type="text" value="Mobile number:"/>	
<input type="text" value="Old Langho"/>	<input type="text" value="Fax number:"/>	
Town/City: <input type="text" value="Clitheroe"/>		
Country: <input type="text" value="Lancashire"/>	Email address: <input type="text"/>	
Postcode: <input type="text" value="BB6 8AY"/>		
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No		

**2. Agent Name, Address and Contact Details**

Title: <input type="text" value="Mr"/>	First Name: <input type="text" value="Anthony"/>	Surname: <input type="text" value="Flanagan"/>
Company name: <input type="text" value="Flanagan Design"/>		
Street address: <input type="text" value="14 West View"/>	Telephone number: <input type="text" value="01254385095"/>	
<input type="text" value="Oswaldtwistle"/>	<input type="text" value="Mobile number: 07801575668"/>	
<input type="text" value="Accrington"/>	<input type="text" value="Fax number:"/>	
Town/City: <input type="text" value="Blackburn"/>		
Country: <input type="text" value="United Kingdom"/>	Email address: <input type="text" value="flanagan.design@hotmail.co.uk"/>	
Postcode: <input type="text" value="BB5 3NF"/>		

**3. Description of the Proposal**

Please describe the proposed development including any change of use:

Propose single storey extension to bar and dining area

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 Avenue Hotel, Flat  
Street address: Gleneagles Drive  
Brockhall Village  
  
Town/City: Old Langho  
Postcode: BB6 8AY

Description:

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

Easting: 370302  
Northing: 436410

## 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 boundaries are hedges on the west and south and fencing on the east

Description of *proposed* materials and finishes:

no changes

### Doors - description:

Description of *existing* materials and finishes:

doors in p.v.c. with glazing in panels

Description of *proposed* materials and finishes:

door in p.v.c. with glazed panels

### Lighting - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

### Roof - description:

Description of *existing* materials and finishes:

Marley Modern tiles in slate blue

Description of *proposed* materials and finishes:

Flat roof construction to mirror flat roof on opposite side of dining room block

### Vehicle Access - description:

Description of *existing* materials and finishes:

existing car parking and access roads indicated on site plan

Description of *proposed* materials and finishes:

no change to boundaries

### Walls - description:

Description of *existing* materials and finishes:

Existing wire cut buff brickwork and chamfered quoins

Description of *proposed* materials and finishes:

brick work and chamfered quoins to match existing

### Windows - description:

Description of *existing* materials and finishes:

p.v.c. windows

Description of *proposed* materials and finishes:

p.v.c. windows to match existing colour and style

### OTHER - description:

Type of other material:

Description of *existing* materials and finishes:

black p.v.c.

Description of *proposed* materials and finishes:

black p.v.c. to match

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:

Design statement

location plan

18/2293/01 Existing plan 18/2293/02 Proposed Plan 18/2293/03 Existing Elevations 18/2293/04 Proposed elevations 18/2293/05 Site plans

## 10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

## 10. Vehicle Parking

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	46	40	-6

## 11. 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):

drains connecting to existing drains

## 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:

Hotel restaurant with bedrooms bar & dining facilities

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.

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					

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					

## 17. Residential Units

Proposed Social Housing Total

Existing Social Housing Total

### Intermediate Housing - Proposed

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

Existing Intermediate Housing Total

### 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

	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)
C1 - Hotels	129	0	199	199
Total	129	0	199	199

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?

70.41

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

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)
--	--	----------

Tonne(s)

### B. Highly reactive/explosive substances

Amount held on site

		Tonne(s)
--	--	----------

Tonne(s)

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

Amount held on site

		Tonne(s)
--	--	----------

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:  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