



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 and for relevant demolition of an unlisted building in a conservation area
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. Site Address

Number 55
Suffix
Property name
Address line 1 Derby Road
Address line 2
Address line 3
Town/city Longridge
Postcode PR3 3JT

Description of site location must be completed if postcode is not known:

Easting (x) 360150
Northing (y) 437402

Description

Application red edge includes 57 and 59 Derby Road

2. Applicant Details

Title Mrs
First name M
Surname Hartley
Company name
Address line 1 55, Derby Road
Address line 2
Address line 3
Town/city Longridge
Country

2. Applicant Details

Postcode	PR3 3JT
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	Mr
First name	Peter
Surname	Bamber
Company name	PGB Architectural Services LTD
Address line 1	12 Glen Avenue
Address line 2	Knowle Green
Address line 3	Knowle Green
Town/city	Preston
Country	Preston
Postcode	PR3 2ZQ
Primary number	01254820092
Secondary number	
Fax number	
Email	info@pgb-arch.com

4. Site Area

What is the measurement of the site area?
(numeric characters only).

13870

Unit

5. Description of the Proposal

Please describe the proposed development including any change of use and details of the proposed demolition

Demolition of 2No garages and a greenhouse and provision of 1 attached and one detached 2.5 storey buildings providing 2No ground floor shops with 2No 2 bed flats above.

Has the work or change of use already started?

Yes No

6. Explanation for Proposed Demolition Work

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

6. Explanation for Proposed Demolition Work

To make way for the development and car parking - the buildings are modern domestic buildings

7. Existing Use

Please describe the current use of the site

1No first floor flat, 2No terraced houses and gardens and 1No ground floor shop

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

8. Materials

Does the proposed development require any materials to be used in the build?

Yes No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls

Description of existing materials and finishes (optional):	Coursed local stone to fronts, render to sides, facing brick to rear
Description of proposed materials and finishes:	Coursed local stone to match, render to sides and rear

Roof

Description of existing materials and finishes (optional):	Slate
Description of proposed materials and finishes:	Slate to match existing

Windows

Description of existing materials and finishes (optional):	Painted timber and uPVC
Description of proposed materials and finishes:	Painted timber with aluminium shop front

Doors

Description of existing materials and finishes (optional):	Painted timber/uPVC
Description of proposed materials and finishes:	Painted timber with glazed aluminium shop front

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):	Hedges and timber fences with concrete posts
Description of proposed materials and finishes:	Boundaries unaffected apart from removal of hedge to front elevation of 59

8. Materials

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Concrete
Description of proposed materials and finishes:	Additional areas for parking and access created using permeable paving

Other type of material (e.g. guttering) Shop Front	
Description of existing materials and finishes (optional):	Painted timber
Description of proposed materials and finishes:	Zinc cladding

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

Drawings 3022-1 to 4 inclusive
3022 Heritage Design and Access Statement
Bat Scoping Survey by D Anderton

9. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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 their reference numbers

2No new pedestrian access or pavement on Derby Road.

10. Vehicle Parking

Is vehicle parking relevant to this proposal?

Yes No

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	4	10	6

11. 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'.

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) Yes No
and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

If Yes, you will need to submit a 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
- Existing water course
- Soakaway
- Main sewer
- 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 (see guidance note):

- 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 (see guidance note):

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance (see guidance note):

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

14. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- 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. Please state the plan(s)/drawing(s) references.

Drains to connect to existing drains at the rear of the existing houses

15. Waste Storage and Collection

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

15. Waste Storage and Collection

If Yes, please provide details:

Areas designated for bins for business and domestic waste shown on proposed plans including recyclables

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

If Yes, please provide details:

As above

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes No

17. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes No

Please select the proposed housing categories that are relevant to your proposal.

- Market
- Social
- Intermediate
- Key Worker

Add 'Market' residential units

Market: Proposed Housing

	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Flats/Maisonettes	0	2	0	0	0	2
Total	0	2	0	0	0	2

Please select the existing housing categories that are relevant to your proposal.

- Market
- Social
- Intermediate
- Key Worker

Total proposed residential units

2

Total existing residential units

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

If you have answered Yes to the question above please add details in the following table:

Use Class	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	157	157
Total	0	0	157	157

18. All Types of Development: Non-Residential Floorspace

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

19. Employment

Will the proposed development require the employment of any staff?

Yes No

20. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

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	Unknown
A1 - Shops	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X

21. 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:

A1

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 it clear what information it requires on its website

22. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

23. 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

24. 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	Mr
First name	J
Surname	MacHolc

24. Pre-application Advice

Reference

3/2018/ENQ/00028

Date (Must be pre-application submission)

06/06/2018

Details of the pre-application advice received

A less contemporary proposal would be more acceptable but in principal the proposal is acceptable

25. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (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

26. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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* and/or agricultural tenant** of any part of the land or building to which this application relates.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	Mr A Calderbank
Number	3
Suffix	
House Name	
Address line 1	Apsley Fold
Address line 2	
Town/city	Longridge
Postcode	PR3 3TY
Date notice served (DD/MM/YYYY)	31/07/2018

Person role

The applicant
 The agent

Title	Mr
First name	P
Surname	Bamber
Declaration date (DD/MM/YYYY)	31/07/2018

Declaration made

27. 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 (cannot be pre-application)

31/07/2018