



RIBBLE VALLEY  
BOROUGH COUNCIL

For office use only

Application No.

Date received 25.9.18

Fee paid £ 462.00 Receipt No: 031164

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. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	Mulberry Grange
Address line 1	Cross Hill Lane
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	Rimington
Postcode	BB7 4EE

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

Easting (x)	382493
Northing (y)	446284

Description

2. Applicant Details

Title	Mr & Mrs
First name	Tony
Surname	Ford
Company name	<input type="text"/>
Address line 1	Mulberry Grange, Cross Hill Lane
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	Rimington

## 2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="BB7 4EE"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes  No

## 3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="John"/>
Surname	<input type="text" value="Willcock"/>
Company name	<input type="text" value="Willcock Consulting"/>
Address line 1	<input type="text" value="6 Vicarage Close"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Clitheroe"/>
Country	<input type="text" value="UK"/>
Postcode	<input type="text" value="BB7 2RN"/>
Primary number	<input type="text" value="07825154285"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text" value="johnwillcock@btinternet.com"/>

## 4. Description of the Proposal

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

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Amendments to approved scheme to convert outbuildings for ancillary residential purposes as part of scheme to improve former farmhouse & barn (3/2011/0798, 3/2011/0799 and 3/3017/0707), including works of rectification. Erection of oak framed twin car port within range of outbuildings. Replacement of former slurry compound adjacent to residential annex (family accommodation) with stone walled residential garden (extended curtilage).

Has the development or work already been started without planning permission?

Yes  No

If Yes, please state when the development or work was started (date must be pre-application submission)  
DD/MM/YYYY

Has the development or work already been completed without planning permission?

Yes  No

## 5. Listed Building Grading

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

## 6. Demolition of Listed Building

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

Yes  No

## 7. Immunity from Listing

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

Yes  No

## 8. Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes  No

## 9. 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) demolition excluded**

Please add materials by using the dropdown, clicking 'Add' and filling in all the fields in the popup box.

To correct existing entries, use the 'Edit' link to open the popup box and ensure that all fields are completed.

External Walls	
Please provide a description of existing materials and finishes:	natural stone
Please provide a description of proposed materials and finishes:	natural stone

  

Roof covering	
Please provide a description of existing materials and finishes:	natural stone flags
Please provide a description of proposed materials and finishes:	natural stone flags

  

Chimney	
Please provide a description of existing materials and finishes:	N/A
Please provide a description of proposed materials and finishes:	N/A

  

Windows	
Please provide a description of existing materials and finishes:	oak frames
Please provide a description of proposed materials and finishes:	oak frames

## 9. Materials

### External Doors

Please provide a description of existing materials and finishes: oak

Please provide a description of proposed materials and finishes: oak

### Ceilings

Please provide a description of existing materials and finishes: N/A

Please provide a description of proposed materials and finishes: N/A

### Internal Walls

Please provide a description of existing materials and finishes: N/A

Please provide a description of proposed materials and finishes: N/A

### Floors

Please provide a description of existing materials and finishes: N/A

Please provide a description of proposed materials and finishes: N/A

### Internal Doors

Please provide a description of existing materials and finishes: N/A

Please provide a description of proposed materials and finishes: N/A

### Rainwater goods

Please provide a description of existing materials and finishes: as existing / approved

Please provide a description of proposed materials and finishes: as existing / approved

### Boundary treatments (e.g. fences, walls)

Please provide a description of existing materials and finishes: stone walls and hedging

Please provide a description of proposed materials and finishes: stone walls and hedging

### Vehicle access and hard standing

Please provide a description of existing materials and finishes: gravel and concrete

Please provide a description of proposed materials and finishes: bound gravel (resurfaced)

### Lighting

Please provide a description of existing materials and finishes: N/A

Please provide a description of proposed materials and finishes: N/A

## 9. Materials

Are you supplying additional information on submitted plan(s)/design and access statement:

Yes  No

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

Design & Access Statement	
Heritage Statement	
Planning Statement	
Drawings 4573-04-01B	General layout
-02	Site survey
-03	Mulberry Grange location
-04	Walled garden
-05	Courtyard door/gate and wall
3769 - 05A	Courtyard buildings (current approval)
06	Courtyard original survey
4573-04-07	Car port detail
10	Alterations to west elevation , courtyard building
10B	Courtyard building as built
11	Part site survey
General location plan	

## 10. Site Area

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

0.06

Unit

hectares

## 11. Existing Use

Please describe the current use of the site

Residential, plus residue of former farm yard/buildings

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

## 12. 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

## 13. 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
Other (e.g. bus) Farm vehicles, farm equipment, visiting cars	10	2	-8

## 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.

existing system serving the dwelling

## 15. 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 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

## 16. 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'.**

## 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 (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):

### 17. Biodiversity and Geological Conservation

- 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

### 18. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes  No

If Yes, please provide details:

domestic collection

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

Yes  No

If Yes, please provide details:

domestic collection

### 19. Residential/Dwelling Units

**Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:**

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

**This will provide the local authority with the required information to validate and determine your application.**

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

Yes  No

### 20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes  No

### 21. Employment

Will the proposed development require the employment of any staff?

Yes  No

### 22. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  No

### 23. 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 it clear what information it requires on its website**

## 24. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes  No

## 25. Trade Effluent

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

Yes  No

## 26. 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

## 27. 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 (Must be pre-application submission)

Details of the pre-application advice received

## 28. Authority Employee/Member

With respect to the Authority, is the applicant and/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

It is an important principle of decision-making that the process is open and transparent.

Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 29. Ownership Certificates and Agricultural Land Declaration

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

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\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the

## 29. Ownership Certificates and Agricultural Land Declaration

land is, or is part of, an agricultural holding.

Person role

- The applicant  
 The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="John"/>
Surname	<input type="text" value="Willcock"/>
Declaration date	<input type="text" value="25/09/2018"/>

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 (cannot be pre-application)

