



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. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

2. Applicant Details

Postcode	BB7 9SP
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	Jansen
Surname	Kos
Company name	Fletcher Smith Architects
Address line 1	11 Riversway Business Village
Address line 2	Navigation Way
Address line 3	
Town/city	Preston
Country	
Postcode	PR2 2YP
Primary number	01772723626
Secondary number	
Fax number	
Email	jansen@fletchersmith.net

4. Site Area

What is the measurement of the site area? (numeric characters only).	2369
Unit	sq.metres

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

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.

General refurbishment of the existing building with proposed small single-storey extensions to create a new servery from the restaurant and small storage unit to the rear of the building. Change of use to to create a new restaurant at ground floor and retail at first floor. New infill wall and timber screens proposed to front and side boundary with existing boundary walls remaining untouched.

Has the work or change of use already started? ☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

The stables building is currently vacant and in disrepair and currently suffers from issues with vandalism and squatters.

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

Previously unfinished project to convert the building into an office.

When did this use end (if known)? DD/MM/YYYY

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

7. 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):	stone walls with lime mortar
Description of proposed materials and finishes:	as existing, no additional works to existing masonry structure

Roof	
Description of existing materials and finishes (optional):	slate finish as existing
Description of proposed materials and finishes:	existing roof to remain untouched. New small lean to roof of servery area to be finished in slate to match existing

Windows	
Description of existing materials and finishes (optional):	Double glazed UPVC windows with dark timber effect finish.
Description of proposed materials and finishes:	Remove all existing UPVC windows and replace with insulated double glazed aluminium finished in RAL 9011 black in a heritage style to suit the period of the building.

Doors	
Description of existing materials and finishes (optional):	double glazed UPVC doors
Description of proposed materials and finishes:	remove all existing UPVC doors and replace with glazed and hardwood doors with a stained finish to match the building fascias. Colour of finish to agreed with Ribble Valley B.C prior to work starting on site.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Stone walling

7. Materials

Boundary treatments (e.g. fences, walls)	
Description of proposed materials and finishes:	all existing stone boundary walling to remain as existing and untouched. New infill block wall finished with though coloured white render.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Loose lime gravel finish with no current hard surface to any areas.
Description of proposed materials and finishes:	New tiled surface finished to courtyard area and tarmac to rear parking areas.

Lighting	
Description of existing materials and finishes (optional):	no existing external lighting
Description of proposed materials and finishes:	Lighting at positions shown on elevational drawings submitted

Other type of material (e.g. guttering) Rain water goods	
Description of existing materials and finishes (optional):	Existing UPVC rainwater goods
Description of proposed materials and finishes:	Rainwater goods to match existing. Currently investigating the use of faux cast iron rainwater goods to visible areas within the courtyard areas.

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

3357/10 Existing Site & Location Plan
3357/11 Existing Plans and Elevations
3357/12 Proposed Site and Location Plan
3357/13 Proposed Plans and Courtyard Entrance Elevation
3357/14 Proposed Roof Plan, Elevations and Detail Section of Courtyard Wall
Design & Access Statement
3357/15 Proposed Artists Impressions
Detailed Kitchen Layout
Heritage Statement with Statement of Intent

8. 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

9. 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

9. Vehicle Parking

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	11	21	10

10. 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'.

11. 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

12. 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

13. 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

14. 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

If Yes, please provide details:

Collection of recycling of waste as per Ribble Valley B.C's organised and managed waste and recycling scheme.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ☐ Yes ☒ No

16. 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

17. 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)
A3 - Restaurants and cafes	260	260	270	10
A1 - Shops Net Tradable Area	260	260	260	0
Total	520	520	530	10

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

18. Employment

Will the proposed development require the employment of any staff? ☒ Yes ☐ No

18. Employment

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Proposed employees	4	6	4

19. 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: 08:00 End Time: 18:00	Start Time: 09:00 End Time: 17:00	Start Time: 09:00 End Time: 17:00	
A3 - Restaurants and cafes	Start Time: 08:00 End Time: 01:00	Start Time: 08:00 End Time: 01:00	Start Time: 08:00 End Time: 01:00	

20. 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:

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

21. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

22. 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

23. 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

Adrian

23. Pre-application Advice

Surname	Dowd
Reference	Pre application advice
Date (Must be pre-application submission)	

Details of the pre-application advice received

The client and agent met with Adrian Dowd to discuss the application prior to re-submission.

24. 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?

25. 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 Giles Bilton
Number	
Suffix	
House Name	Morgan Bilton Associates Ltd
Address line 1	Estate Office, Brandsby Cottage
Address line 2	Brandsby
Town/city	York
Postcode	YO61 4RS
Date notice served (DD/MM/YYYY)	27/11/2018

Person role

- ☒ The applicant
☐ The agent

Title	Mr
First name	Lino
Surname	Della Pesca

25. Ownership Certificates and Agricultural Land Declaration

Declaration date (DD/MM/YYYY)

☒ 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 (cannot be pre-application)