



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 9PZ
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	Jamie
Surname	Potter
Company name	Levitt Bernstein
Address line 1	Bonded Warehouse
Address line 2	18 Lower Byrom Street
Address line 3	
Town/city	Manchester
Country	
Postcode	M3 4AP
Primary number	01616698745
Secondary number	01616698740
Fax number	
Email	jamie.potter@levittbernstein.co.uk

4. Site Area

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

0.06

Unit

hectares

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.

A single storey classroom extension to the pre-prep school known as Hodder House within the Stonyhurst College Estate. The extension will provide two classroom spaces, WC facilities and a cloakroom. The applicant voluntarily seek temporary planning permission for a period of up to five years.

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

The existing site comprises of external play space, an access ramp and a tarmac access road. The site adjoins the existing Hodder House building that is in use as a pre-prep school. Hodder House comprises of an original listed curtilage structure of the Grade II listed St Mary's Hall and subsequent later extensions to the NW and SE with neither addition of historic significance per the assessment set out in the Conservation Management Plan. No works are proposed to the original curtilage structure and connection to the temporary building is via a later addition.

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

7. Materials

Does the proposed development require any materials to be used? Yes No

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

Walls	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Timber cladding to external walls, columns and fascias over plastisol-coated galvanised steel

Windows	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Window frames from manufacturer's standard range in dark colour

Doors	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Plastisol steel faced door within an anodized aluminium door frame in dark colour

Roof	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Coated finish on sheet steel

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Tarmac or similar
Description of proposed materials and finishes:	Tarmac or similiar

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Black PPC metal railings

7. Materials

Boundary treatments (e.g. fences, walls)

Description of proposed materials and finishes:

Black PPC metal railings
Reused stone to conceal base of building

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

Please refer to drawing issue register for a full list of proposed drawings, and the design and access statement.

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

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

11. Assessment of Flood Risk

Pond/lake

12. Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

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

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

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Refer to Proposed Site Plan 3477E-D-005 for location of connection - details in development. As a temporary building the connection will not be permanent.

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

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.

16. Residential/Dwelling Units

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)
D1 - Non-residential institutions	359	0	107	107
Total	359	0	107	107

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

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
D1 - Non-residential institutions	Start Time: 08:00 End Time: 18:00	Start Time: 08:00 End Time: 18:00	Start Time: End Time:	

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

Does the proposal involve the use or storage of any hazardous substances?

Yes No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

22. Site Visit

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

If Other has been selected, please provide contact details:

Contact name:

Title	Mr
First name	Steven
Surname	Young
Telephone number	01245826345
Email address:	sa.young@stonyhurst.ac.uk

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	Lee
Surname	Greenwood
Reference	RV/2019/ENQ/00028

Date (Must be pre-application submission)

07/03/2019

Details of the pre-application advice received

Summary extract from pre-application letter received (letter exceeds 3000 characters):

"...Principle of Development:

It was advised during our site meeting and within the submission documents that the intention is to provide a temporary teaching area (potentially for a period of 3-5 years) in order to address short term capacity issues at the pre-prep school. An analysis of the current accommodation has been undertaken by Levitt Bernstein which concludes that the floor area per pupil ratios currently fall below the non-statutory guidelines for school sizes. Accounting for the upcoming September intake figures and the less than desirable layout of the accommodation within Hodder House, it is sought to create improved facilities in short term, whilst longer term strategies are developed and finalised.

In principle the provision of a modest, temporary extension at Hodder House is not unacceptable; however there are a number of key issues to consider and information to provide which would help to support the submission.

...

Conclusion:

Whilst the Council would resist the permanent introduction of a development of this nature due to the utilitarian appearance of the extension and the associated impacts on the identified heritage assets (subject to an assessment of all necessary material considerations), the temporary provision of extended teaching space to meet the emerging needs of the college would have associated public/economic benefits which would be afforded weight as part of the decision making process.

Whilst the Heritage Statement is yet to be drafted, I would strongly advise that it follows the clear guidance within the Framework in terms of establishing significance (para.189) and justification (para. 194 - 196) for the Council to consider. I would also recommend that this is incorporated in to a wider narrative as to how the works form part of future plans for the college and the pre-prep element in particular. ..."

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

24. Authority Employee/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 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* 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 land is, or is part of, an agricultural holding.

Person role

- The applicant
 The agent

Title

First name

Surname

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)