



RECEIVED BY  
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- 1 DEC 2020

For office use only  
Application No. 3/2020/1031  
Date received 1.12.20  
Fee paid £ 462 CHQ  
Receipt No: 035841

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission  
Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting [www.planningportal.gov.uk/apply](http://www.planningportal.gov.uk/apply)

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.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: [ ] First name: [ ]  
 Last name: C/O THE CHIEF EXECUTIVE  
 Company (optional): NORTH WEST POLICE BENEVOLENT FUND  
 Unit: [ ] House number: [ ] House suffix: [ ]  
 House name: ST. MICHAEL'S LODGE  
 Address 1: NORTHGATE ROAD.  
 Address 2: LANIEMO.  
 Address 3: BLACKBURN  
 Town: [ ]  
 County: [ ]  
 Country: [ ]  
 Postcode: BB6 8BE.

2. Agent Name and Address

Title: [ ] First name: STEPHEN.  
 Last name: BIALECKI  
 Company (optional): [ ]  
 Unit: [ ] House number: [ ] House suffix: [ ]  
 House name: ROSEDALE  
 Address 1: BACK LANE  
 Address 2: SHINDLETON  
 Address 3: [ ]  
 Town: CLITHEROE  
 County: [ ]  
 Country: [ ]  
 Postcode: BB7 4AZ

3. Description of the Proposal

Please describe the proposed development, including any change of use:

PROPOSED DETACHED BUILDING FOR THE PURPOSE OF A GROUP EXERCISE STUDIO.

Has the building, work or change of use already started?

Yes  No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

[ ]

(date must be pre-application submission)

Has the building, work or change of use been completed?

Yes  No

If Yes, please state the date when the building work

[ ]

(date must be pre-application submission)

#### 4. Site Address Details

Please provide the full postal address of the application site.

Unit:  House number:  House suffix:

House name:

Address 1: ST. MICHAELS LODGE

Address 2: NORTHCOTE ROAD

Address 3: LANE

Town: BLACKBURN

County:

Postcode (optional):

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

Easting:  Northing:

Description:

#### 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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

N/A

#### 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

If Yes, please provide details of the name, relationship and role

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?  Yes

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). Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

#### 7. Waste Storage and Collection

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

If Yes, please provide details:

N/A

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

If Yes, please provide details:

N/A

Do any of these statements apply to you?  Yes

**J. Materials**

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	—	'K' REND.	<input type="checkbox"/>	<input type="checkbox"/>
Roof	—	FIBREGLASS	<input type="checkbox"/>	<input type="checkbox"/>
Windows			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Doors		Composite	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input checked="" type="checkbox"/>	<input type="checkbox"/>

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:

DRAWINGS NO 7004 + 7005.  
DESIGN AND ACCESS STATEMENT

**10. Vehicle Parking** N/A

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	32	32	0
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces	3	3	0
Cycle spaces			
Other (e.g. Bus)			

### 11. Foul Sewage *N/A*

Please state how foul sewage is to be disposed of:

- Mains sewer                       Cess pit  
 Septic tank                          Other  
 Package treatment plant

Are you proposing to connect to the existing drainage system?     Yes     No

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

### 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

### 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

For information on the requirements for the submission of Tree Surveys, please refer to 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 consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes   

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   

Will the proposal increase the flood risk elsewhere?     Yes   

How will surface water be disposed of?

- Sustainable drainage system     Existing watercourse  
 Soakaway     Pond/lake  
 Main sewer

### 14. Existing Use

Please describe the current use of the site:

*Commercial*

Is the site currently vacant?     Yes   

If Yes, please describe the last use of the site:

When did this use end (if known)?   

(date where known may be approximate)

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   

Land where contamination is suspected for all or part of the site?     Yes   

A proposed use that would be particularly vulnerable to the presence of contamination?     Yes   

### 16. Trade Effluent

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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

### 17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?  
 If Yes, please complete details of the changes in the tables below:

Yes

No

Proposed Housing								Existing Housing							
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a	Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b	Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c	Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d	Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e	Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f	Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g	Unknown type	<input type="checkbox"/>						g
<b>Totals (a+b+c+d+e+f+g)=</b>							<b>A</b>	<b>Totals (a+b+c+d+e+f+g)=</b>							<b>E</b>

  

Social Rented								Social Rented							
Social Rented	Not known	Number of Bedrooms					Total	Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a	Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b	Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c	Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d	Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e	Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f	Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g	Unknown type	<input type="checkbox"/>						g
<b>Totals (a+b+c+d+e+f+g)=</b>							<b>B</b>	<b>Totals (a+b+c+d+e+f+g)=</b>							<b>F</b>

  

Intermediate								Intermediate							
Intermediate	Not known	Number of Bedrooms					Total	Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a	Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b	Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c	Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d	Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e	Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f	Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g	Unknown type	<input type="checkbox"/>						g
<b>Totals (a+b+c+d+e+f+g)=</b>							<b>C</b>	<b>Totals (a+b+c+d+e+f+g)=</b>							<b>G</b>

  

Key worker								Key worker							
Key worker	Not known	Number of Bedrooms					Total	Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a	Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b	Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c	Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d	Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e	Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f	Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g	Unknown type	<input type="checkbox"/>						g
<b>Totals (a+b+c+d+e+f+g)=</b>							<b>D</b>	<b>Totals (a+b+c+d+e+f+g)=</b>							<b>H</b>

  

<b>Total proposed residential units (A+B+C+D)=</b>	<b>Total existing residential units (E+F+G+H)=</b>
----------------------------------------------------	----------------------------------------------------

**TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand 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

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

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	<input type="checkbox"/>				
Shops	<input type="checkbox"/>				
Net tradable area:	<input type="checkbox"/>				
A2	<input type="checkbox"/>				
Financial and professional services	<input type="checkbox"/>				
A3	<input type="checkbox"/>				
Restaurants and cafes	<input type="checkbox"/>				
A4	<input type="checkbox"/>				
Drinking establishments	<input type="checkbox"/>				
A5	<input type="checkbox"/>				
Hot food takeaways	<input type="checkbox"/>				
B1 (a)	<input type="checkbox"/>				
Office (other than A2)	<input type="checkbox"/>				
B1 (b)	<input type="checkbox"/>				
Research and development	<input type="checkbox"/>				
B1 (c)	<input type="checkbox"/>				
Light industrial	<input type="checkbox"/>				
B2	<input type="checkbox"/>				
General industrial	<input type="checkbox"/>				
B8	<input type="checkbox"/>				
Storage or distribution	<input type="checkbox"/>				
C1	<input checked="" type="checkbox"/>	1380 m <sup>2</sup>		1460 m <sup>2</sup>	80 m <sup>2</sup>
Hotels and halls of residence					
C2	<input type="checkbox"/>				
Residential institutions	<input type="checkbox"/>				
D1	<input type="checkbox"/>				
Non-residential institutions	<input type="checkbox"/>				
D2	<input type="checkbox"/>				
Assembly and leisure	<input type="checkbox"/>				
OTHER	<input type="checkbox"/>				
Please Specify	<input type="checkbox"/>				
Total		1380.00		1460.00	80.00

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
OTHER		<input type="checkbox"/>			
Please Specify		<input type="checkbox"/>			

### 19. Employment

Please complete the following information regarding employees:

NO CHANGE. N/A

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

### 20. Hours of Opening N/A

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	Not known

### 21. Site Area

Please state the site area in hectares (ha)

N/A

## 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:

Is the proposal a waste management development?  Yes  No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

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

Does the proposal involve the use or storage of any of the following materials in the quantities stated below?  Yes  No  Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes) <input type="text"/>	Ethylene oxide (tonnes) <input type="text"/>	Phosgene (tonnes) <input type="text"/>
Ammonia (tonnes) <input type="text"/>	Hydrogen cyanide (tonnes) <input type="text"/>	Sulphur dioxide (tonnes) <input type="text"/>
Bromine (tonnes) <input type="text"/>	Liquid oxygen (tonnes) <input type="text"/>	Flour (tonnes) <input type="text"/>
Chlorine (tonnes) <input type="text"/>	Liquid petroleum gas (tonnes) <input type="text"/>	Refined white sugar (tonnes) <input type="text"/>

Other:   
Amount (tonnes):

Other:   
Amount (tonnes):

**24. Ownership Certificates and Agricultural Land Declaration**

One Certificate A, B, C, or D, must be completed with this application form

**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\*\*

**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**

\* "owner" is a person with a freehold interest or leasehold interest  
 \*\* "agricultural holding" has the meaning given by reference to the Act.

Signed - Applicant:  O

Date (DD/MM/YYYY):

**CERTIFICATE C**

**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 on the day 21 days before the date of this application, was the owner\* of any part of the land or building to which this application relates.

\* "owner" is a person with a freehold interest or leasehold interest.  
 \*\* "agricultural tenant" has the meaning given in section 65(8) of the Act.

Name of Owner / Agricultural Tenant	Date Notice Served

Signed - Applicant:  Or signed - /ent:  Date (DD/MM/YYYY):

**24: Ownership Certificates and Agricultural Land Declaration (continued)**

**CERTIFICATE OF OWNERSHIP - CERTIFICATE C**

**Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners\* and/or agricultural tenants\*\* of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

\*"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

The steps taken were:

[Empty box for steps taken]

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

[Empty box for newspaper name]

On the following date (which must not be earlier than 21 days before the date of the application):

[Empty box for date]

Signed - Applicant:

[Empty box for applicant signature]

Or signed - Agent:

[Empty box for agent signature]

Date (DD/MM/YYYY):

[Empty box for date]

**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

**Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else 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 to which this application relates, but I have/ the applicant has been unable to do so.

\*"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

The steps taken were:

[Empty box for steps taken]

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

[Empty box for newspaper name]

On the following date (which must not be earlier than 21 days before the date of the application):

[Empty box for date]

Signed - Applicant:

[Empty box for applicant signature]

Or signed - Agent:

[Empty box for agent signature]

Date (DD/MM/YYYY):

[Empty box for date]

**25. Planning Application Requirements - Checklist**

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:

- The correct fee: £462.00

The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

- The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

- The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable) and Article 14 Certificate (Agricultural Holdings):

**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

Signed - Applicant:

\_\_\_\_\_

**27. Applicant Contact Details**

Telephone numbers

Country code: National number:

\_\_\_\_\_

Country code: Mobile number (optional):

\_\_\_\_\_

Country code: Fax number (optional):

\_\_\_\_\_

Email address (optional):

\_\_\_\_\_

**29. 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)

Agent

Applicant

Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Mr. E. Pratham

Telephone number:

01254 245571

Email address:

\_\_\_\_\_