



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

BB6 8BB

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Miss

First name

Zara

Surname

Moon

Company name

Zara Moon Architects

Address line 1

13 New Market Street

Address line 2

Address line 3

Town/city

Colne

Country

Postcode

BB8 9BJ

Primary number

Secondary number

Fax number

Email

4. Site Area

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

0.98

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.

The proposal is to demolish and convert a number of agricultural buildings at Brockhall Farm, into 8 residential properties; construct a number of garages for the use of the residents; and re-develop the surrounding landscaping to incorporate parking, landscaping and amenity spaces for each property. This is a resubmission of 3/2020/0180.

Has the work or change of use already started?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Agricultural

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 externally? ☒ Yes ☐ No

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

Walls	
Description of existing materials and finishes (optional):	Red/brown/orange facing brickwork.
Description of proposed materials and finishes:	Red/brown/orange facing brickwork.

Roof	
Description of existing materials and finishes (optional):	Grey roof slates.
Description of proposed materials and finishes:	Grey roof slates.

Windows	
Description of existing materials and finishes (optional):	Faded red/brown timber windows.
Description of proposed materials and finishes:	Black thin-framed composite windows.

Doors	
Description of existing materials and finishes (optional):	Faded red/brown timber doors.
Description of proposed materials and finishes:	Timber barn doors to be retained and secured to the elevation. Black thin-framed composite doors.

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 the following drawings and supporting documents:
01 LOCATION PLAN
02 EXISTING SITE PLAN ROOF LEVEL
03 EXISTING SITE PLAN GF LEVEL
04 EXISTING FLOOR PLANS
05 EXISTING ELEVATIONS
06 EXISTING COURTYARD ELEVATIONS
07 PROPOSED SITE PLAN ROOF LEVEL
08 PROPOSED SITE PLAN GF LEVEL
09 PROPOSED FLOOR PLANS
10 PROPOSED GF PLAN
11 PROPOSED FF PLAN
12 PROPOSED ELEVATIONS
13 PROPOSED COURTYARD ELEVATIONS
14 PROPOSED COURTYARD ELEVATIONS
15 EXISTING OUT-BUILDINGS
16 PROPOSED OUT-BUILDINGS

7. Materials

17 PROPOSED GARAGES
18 LANDSCAPING AND BOUNDARY TREATMENTS
19 HIGHWAYS AND OWNERSHIP
Brockhall Farm - Design and Access Statement
Brockhall Farm - Planning Statement
Brockhall Farm - Arboricultural Impact Assessment
Brockhall Farm - Archaeological Assessment and Historic Building Survey
Brockhall Farm - Drainage Strategy
Brockhall Farm - DTPC J1194 Access Mitigation A3 500 B - C
Brockhall Farm - DTPC J1194 Access Mitigation A3 NTS Overall
Brockhall Farm - DTPC J1194 Access Mitigation A4 500
Brockhall Farm - DTPC J1194 Transport Statement
Brockhall Farm - Ecological Assessment inc Bat and Bird Survey
Brockhall Farm - Structural Assessment

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please refer to the following documents and drawings:
01 LOCATION PLAN
02 EXISTING SITE PLAN ROOF LEVEL
03 EXISTING SITE PLAN GF LEVEL
07 PROPOSED SITE PLAN ROOF LEVEL
08 PROPOSED SITE PLAN GF LEVEL
19 HIGHWAYS AND OWNERSHIP
Brockhall Farm - Design and Access Statement
Brockhall Farm - Planning Statement
Brockhall Farm - DTPC J1194 Access Mitigation A3 500 B - C
Brockhall Farm - DTPC J1194 Access Mitigation A3 NTS Overall
Brockhall Farm - DTPC J1194 Access Mitigation A4 500
Brockhall Farm - DTPC J1194 Transport Statement

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☒ 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	5	37	32

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? (Check the location on the Government's Flood map for planning. You should also refer to national 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

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

14. Waste Storage and Collection

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

☒ Yes ☐ No

If Yes, please provide details:

14. Waste Storage and Collection

Please refer to the following documents and drawings:
07 PROPOSED SITE PLAN ROOF LEVEL
08 PROPOSED SITE PLAN GF LEVEL

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

Please refer to the following documents and drawings:
07 PROPOSED SITE PLAN ROOF LEVEL
08 PROPOSED SITE PLAN GF LEVEL

15. Trade Effluent

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

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government.
Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

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 Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

Market Housing - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	3	5	0	8
Total	0	0	3	5	0	8

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

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Total proposed residential units	<input type="text" value="8"/>
Total existing residential units	<input type="text" value="0"/>
Total net gain or loss of residential units	<input type="text" value="8"/>

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
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☒ No

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

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

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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

A pre-application advice request was submitted by the previous agent, and a response was received on 13th May 2019, reference number RV/2019/ENQ/00039.

The scheme was then submitted by the previous agent for planning, reference 3/2020/0180, which was withdrawn on 3rd June 2020.

Following on from the withdrawal of the planning submission, we have since been corresponding with the planning officer, Adam Birkett. We submitted another pre-application and a response was received on 17th December 2020, reference RV/2020/ENQ/00097.

24. Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff**

24. Authority Employee/Member

- (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; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years 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	
Number	
Suffix	
House Name	Accounts Office
Address line 1	Cunliffe House Farm
Address line 2	
Town/city	Langho
Postcode	BB6 8AD
Date notice served (DD/MM/YYYY)	22/01/2021

Name of Owner/Agricultural Tenant	
Number	85
Suffix	
House Name	
Address line 1	Great Portland Street
Address line 2	First Floor
Town/city	London
Postcode	W1W 7LT
Date notice served (DD/MM/YYYY)	22/01/2021

Person role

25. Ownership Certificates and Agricultural Land Declaration

- ☒ The applicant
- ☐ The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Christopher"/>
Surname	<input type="text" value="Willan"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="21/01/2021"/>

☒ 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)	<input type="text" value="19/01/2021"/>
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