



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	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Springwood Drive"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Whalley"/>
Postcode	<input type="text" value="BB7 9XL"/>

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

Easting (x)	<input type="text" value="373776"/>
Northing (y)	<input type="text" value="436486"/>

Description

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text" value="Michael"/>
Surname	<input type="text" value="Mercer"/>
Company name	<input type="text" value="Lovell"/>
Address line 1	<input type="text" value="St Johns House"/>
Address line 2	<input type="text" value="Barrington Road"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Altringham"/>
Country	<input type="text" value="United Kingdom"/>

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant?

Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

4. Site Area

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

Unit

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.

Changes to PP 3/2018/0914: Erection of 188 new dwellings including means of access and associated works. To include 57 affordable dwellings (29 affordable rent and 28 shared ownership). At - Land off Clitheroe Road Whalley (Lawsonsteads phase 2) BB7 9RG

Changes as follows:

HTC: 4 bed with integral garage redesigned because the living space was felt to be significantly compromised. This typology has been replaced with a large detached 3 bed with no integral garage. Plots 73, 74, 75, 80, 81, 82

HT D: Plot 157, has increased in area from 101m2 to 108.9m2

HT E: A new 4 bed wide frontage house type for plots 79, 86, 99, 102, 109, 113 (previously HT D). This means that the overall mix of property sizes remains unchanged.

HT K: This property has slightly increased in footprint and a further window has been added to Bed 2. Plots 35, 36, 143, 144, 145, 146, 147

5. Description of the Proposal

Layout: The arrangement of plots 82 - 84 inclusive has been updated to create a stronger street scene with larger properties now bookending the southern end of the crescent

Has the work or change of use already started?

Yes No

If yes, please state the date when the work or change of use started (date must be pre-application submission)
DD/MM/YYYY

03/05/2021

Has the work or change of use been completed?

Yes No

6. Existing Use

Please describe the current use of the site

Vacant greenfield

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site

N/A

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 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):

Please see relevant drawings

Description of proposed materials and finishes:

Please see relevant drawings

Roof

Description of existing materials and finishes (optional):

Please see relevant drawings

Description of proposed materials and finishes:

Please see relevant drawings

Windows

Description of existing materials and finishes (optional):

Please see relevant drawings

Description of proposed materials and finishes:

Please see relevant drawings

7. Materials

Doors	
Description of existing materials and finishes (optional):	Please see relevant drawings
Description of proposed materials and finishes:	Please see relevant drawings

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Please see relevant drawings
Description of proposed materials and finishes:	Please see relevant drawings

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Please see relevant drawings
Description of proposed materials and finishes:	Please see relevant drawings

Lighting	
Description of existing materials and finishes (optional):	Please see relevant drawings
Description of proposed materials and finishes:	Please see relevant drawings

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 PP 3/2018/0914 & 3/2021/0196

AA7403 2001 C Location Plan
AA7403 2010 F Proposed Site Plan
AA7403 2011 U Proposed Unit Mix Plan
AA7403 2012 F Proposed Material Locations
AA7403 2052 L House Type C
AA7403 2053 M House Type D
AA7403 2060 L House Type K
AA7403 2062 B House Type E

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 see PP 3/2018/0914 & 3/2021/0196 for supporting documents, including Transport and Travel Statement

AA7403 2001 C Location Plan
AA7403 2010 F Proposed Site Plan

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

9. Vehicle Parking

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	0	361	361

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:

12. Biodiversity and Geological Conservation

- 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.

Please see PP 3/2018/0914 Flood Risk Assessment & Drainage Strategy

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:

Please see PP 3/2018/0914 design and access statement and drawings

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

Yes No

If Yes, please provide details:

Please see PP 3/2018/0914 design and access statement and drawings

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

16. Residential/Dwelling Units

Market Housing - Proposed

	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	7	0	15	0	22
Total	0	7	0	15	0	22

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

22

Total existing residential units

0

Total net gain or loss of residential units

22

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes No

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?

22. Site Visit

- 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

Application Number: 3/2021/0196
Proposal: Variation of condition 2 (Approved Plans) of 3/2018/0914. Proposed changes to plot/house types.
Location: Land off Clitheroe Road Whalley (Lawsonsteads phase 2) BB7 9RG

You currently have the above planning application under consideration however unfortunately the case officer has been off sick for a number of weeks now. Myself and the Head of Planning have been going through his case load and I noted this one.

From having reviewed the submitted information I am concerned as to whether Section 73 is the correct mechanism for dealing with the proposed changes as a plot type substitution, in my opinion, is more than a minor amendment. In this regard I believe that a full planning application is required for the following changes:

- 1.HTC:4 bed with integral garage replaced with a large detached 3 bed with no integral garage.
- 2.Plots 79, 86, 99, 102, 109, 113 changed from HT D to HT E
- 3.HT K
- 4.Layout: The arrangement of plots 82 - 84 inclusive (if larger properties have been incorporated as suggested on the application form).

To move this matter forward the above application can be determined in respect of those changes which are considered to be minor however a new application will need to be submitted for the changes listed above. I would be grateful if you could confirm how your clients wish to proceed?

Yours,

Nicola

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 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.

25. Ownership Certificates and Agricultural Land Declaration

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)