



RIBBLE VALLEY  
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 [www.ribblevalley.gov.uk](http://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" value="Higher Newfield Edge"/>
Address line 1	<input type="text" value="Burnley Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Gisburn"/>
Postcode	<input type="text" value="BB7 4JN"/>

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

Easting (x)	<input type="text" value="384751"/>
Northing (y)	<input type="text" value="445288"/>

Description

**2. Applicant Details**

Title	<input type="text" value="Mr &amp; Mrs"/>
First name	<input type="text" value="Justin &amp; Louise"/>
Surname	<input type="text" value="Birchall"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Higher Newfield Edge,"/>
Address line 2	<input type="text" value="Burnley Road"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Gisburn"/>
Country	<input type="text"/>

2. Applicant Details

Postcode

BB7 4JN

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

Unit 37

Address line 2

Mitton Road Business Park

Address line 3

Mitton Road

Town/city

Whalley, Clitheroe

Country

United Kingdom

Postcode

BB7 9YE

Primary number

Secondary number

Fax number

Email

4. Site Area

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

3345.00

Unit

Sq. metres

5. Description of the Proposal

Please note in regard to:

- Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- Permission In Principle - 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.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

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

The proposal is the demolition of a 3-storey dwelling 'Higher Newfield Edge', and the demolition of the dwelling's detached triple garage, and demolition of all existing out-buildings. The proposal includes the erection of a replacement dwelling 'Higher Newfield Edge' with attached garage and part subterranean

5. Description of the Proposal

accommodation. The proposal detaches 'Higher Newfield Edge' from the attached property 'Pentangle Barn', refurbishes 'Pentangle Barn' and re-designs the associated garden areas, parking and landscaping for both properties. The proposal also includes the creation of an access lane to Pentangle Barn and the adjacent attached property New Field Edge.

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

6. Existing Use

Please describe the current use of the site

2 No. Residential dwellings

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):	Random natural stonework White render
Description of proposed materials and finishes:	Random natural stonework Timber cladding colour natural

Roof	
Description of existing materials and finishes (optional):	Natural slate roof Timber clad roof dormer
Description of proposed materials and finishes:	Natural slate roof Solar panel roof tiles Green roof Zinc clad feature dormer

Windows	
Description of existing materials and finishes (optional):	Timber window frames colour dark grey Timber window frames colour dark brown Stone window surrounds
Description of proposed materials and finishes:	Light grey/taupe aluminium windows Stone window surrounds Rooflights, and glazed slot window with up-and-over ridgelight to match the roof.

Doors	
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7. Materials

Description of existing materials and finishes (optional):	Timber front door colour brown Timber rear door colour dark grey
Description of proposed materials and finishes:	Glazed aluminium sliding doors to match windows. Aluminium glazed side door to match windows. Timber front door with glazed side panel. Timber front door.

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

01 LOCATION PLAN  
02 EXISTING SITE PLAN  
03 EXISTING SITE PLAN - GROUND FLOOR LEVEL  
04 EXISTING GROUND FLOOR PLAN  
05 EXISTING FIRST FLOOR PLAN  
06 EXISTING SECOND FLOOR PLAN  
07 EXISTING ELEVATIONS  
08 PROPOSED SITE PLAN  
09 PROPOSED SITE PLAN - GROUND FLOOR LEVEL  
10 PROPOSED SITE PLAN - FIRST FLOOR LEVEL  
11 PROPOSED GROUND FLOOR PLAN - HOUSE  
12 PROPOSED FIRST AND SECOND FLOOR PLAN - HOUSE  
13 PROPOSED ELEVATIONS - HOUSE (SHEET 1)  
14 PROPOSED ELEVATIONS - HOUSE (SHEET 2)  
15 PROPOSED PLANS AND ELEVATIONS - PENTANGLE BARN  
Design and Access Statement  
Heritage Statement  
Planning Statement  
Tree Survey and Arboricultural Impact Assessment  
Bat Survey

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 drawings which show the new proposed access lane:  
02 EXISTING SITE PLAN  
03 EXISTING SITE PLAN - GROUND FLOOR LEVEL  
08 PROPOSED SITE PLAN  
09 PROPOSED SITE PLAN - GROUND FLOOR LEVEL  
10 PROPOSED SITE PLAN - FIRST FLOOR LEVEL

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	8	3

## 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:

### 13. Foul Sewage

- ☐ 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:

Bin storage for the applicant's and neighbouring property is located at the junction where the private access lane meets Stocks Lane. The bin storage for this site will also be located in this position.

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

☒ Yes ☐ No

If Yes, please provide details:

Bin storage for the applicant's and neighbouring property is located at the junction where the private access lane meets Stocks Lane. The bin storage for this site will also be located in this position.

### 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

### 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?

- ☒ 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

## 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.**

Person role

- ☒ The applicant  
☐ The agent

25. Ownership Certificates and Agricultural Land Declaration

Title	Mr & Mrs
First name	Justin & Louise
Surname	Birchall
Declaration date (DD/MM/YYYY)	22/11/2021

☒ 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)	22/11/2021
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