



RIBBLE VALLEY  
BOROUGH COUNCIL

For office use only

Application No.

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

## Application for Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### 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.

#### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Black Horse Inn

Address Line 1

Pimlico Road

Address Line 2

Address Line 3

Town/city

Clitheroe

Postcode

BB7 4PZ

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

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Dominic

Surname

Giles

Company Name

### Address

Address line 1

Chatburn Road

Address line 2

Address line 3

Town/City

Clitheroe

Country

United Kingdom

Postcode

Are you an agent acting on behalf of the applicant?

Yes  
 No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

Mr

First name

Daniel

Surname

Wood

Company Name

Daniel Wood Architects

## Address

Address line 1

225, chatsworth

Address line 2

chatsworth

Address line 3

Town/City

grove

Country

United Kingdom

Postcode

HG1 2DY

## Contact Details

Primary number

Secondary number

Fax number

Email address

## Site Area

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

840.00

Unit

Sq. metres

## 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

Change of Use and Extension of The Black Horse Inn to 6 Residential Dwellings and Associated Landscaping and Parking.

Has the work or change of use already started?

Yes  
 No

## Existing Use

Please describe the current use of the site

Redundant Public House

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

## 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)

**Type:**

Roof

**Existing materials and finishes:**

Natural Slate

**Proposed materials and finishes:**

Artificial Slate

**Type:**

Windows

**Existing materials and finishes:**

Timber

**Proposed materials and finishes:**

uPVC

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

Timber Close Boarded & Stone Walls

**Proposed materials and finishes:**

Timber Close Boarded & Stone Walls

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Tarmac

**Proposed materials and finishes:**

Tarmac

**Type:**

Walls

**Existing materials and finishes:**

Natural Stone & Render

**Proposed materials and finishes:**

Natural Stone & Render

**Type:**

Doors

**Existing materials and finishes:**

Timber

**Proposed materials and finishes:**

Timber/Glazed

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

- 027 - 001 The Black Horse Conversion - Design & Access Statement
- 027 - 100 The Black Horse Conversion - Site Location A4
- 027 - 101 The Black Horse Conversion - Existing Site Plan A3
- 027 - 102 The Black Horse Conversion - Proposed Site Plan A3
- 027 - 201 The Black Horse Conversion - Existing Floor Plans A3
- 027 - 202 The Black Horse Conversion - Proposed Ground Floor Plans A3
- 027 - 203 The Black Horse Conversion - Proposed First Floor Plans A3
- 027 - 204 The Black Horse Conversion - Proposed Attic Plans A3
- 027 - 300 The Black Horse Conversion - Existing Elevations A3
- 027 - 301 The Black Horse Conversion - Proposed Elevations 1 A3
- 027 - 302 The Black Horse Conversion - Proposed Elevations 2 A3
- 027 - 400 The Black Horse Conversion - Marketing Report
- 027 - 401 The Black Horse Conversion - Bat Survey
- 027 - 402 The Black Horse Conversion - Tree Report

## 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

027 - 102 Proposed Site Plan

## Vehicle Parking

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

- Yes
- No

**Vehicle Type:**

Cars

**Existing number of spaces:**

12

**Total proposed (including spaces retained):**

9

**Difference in spaces:**

-3

## 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 the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The 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'.

## 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

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

## 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

### Supporting Information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the 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.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## 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 and state the plan(s)/drawing(s) references

Maintain existing drainage

## 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 refer to proposed site plan & D&A

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

Yes  
 No

If Yes, please provide details:

Please refer to proposed site plan

## Trade Effluent

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

Yes  
 No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes  
 No

**Please note: This question is based on the current housing categories and types specified by government.**

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

## Proposed

Please select the housing categories that are relevant to the proposed units

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

## Existing

Please select the housing categories for any existing units on the site

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

## Totals

Total proposed residential units

6

Total existing residential units

2

## 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

## Employment

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

Yes  
 No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  
 No

## 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

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes  
 No

## 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

## Pre-application Advice

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

Yes  
 No

## 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.

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?

Yes  
 No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

Yes  
 No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

Yes  
 No

If No, and you cannot trace all the other owners/agricultural tenants, can you give the appropriate notice to one or more owner/agricultural tenant?

Yes  
 No

# Certificate Of Ownership - Certificate D

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:

Discussions with neighbours, Hanson Cement, signage displayed on site over a 6 month period requesting owners come forward, multiple adverts in the Clitheroe Advertiser.

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

Clitheroe Advertiser and Times

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

03/03/2020

Person Role

The Applicant  
 The Agent

Title

Mr

First Name

Daniel

Surname

Wood

Declaration Date

08/02/2022

Declaration made

## Declaration

I / We hereby apply for Full planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Date

08/02/2022