From: Sent: To: Subject:

04 March 2022 09:40 Planning Conversion of Part of the Existing Building into Two Additional Residential Letting Rooms

<u> External Email</u>

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Dear Sir/ Madam,

I write in regards to the above application at Shireburne Caravan Park (planning portal ref. PP-11069457) which has now been received by Ribble Valley.

As discussed on the phone, the adress of '1 Shireburn Caravan Park Edisford Road, Waddington' is incorrect.

This should read 'Shireburne House, Shireburne Caravan Park, Edisford Road, Waddington, BB7 3LB.'

If could please let me know when this has been addressed, it'd be much appreciated.

If you have any queries on this, please let me know.

Kind Regards,

Tom Smart Graduate Planner





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PP-11069457

 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

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			
1 Shireburn Caravan Park			
Address Line 1			
Edisford Road			
Address Line 2			
Address Line 3			
Town/city			
Waddington			
Postcode			
BB7 3LB			
Description of site location must	be completed if po	ostcode is not known:	
Easting (x)		Northing (y)	
372655		442025	
Description			

Applicant Details

Name/Company

Title

First name

А

Mr

Surname

Rostron

Company Name

c/o Rural Solutions

Address

Address line 1

Canalside House

Address line 2

Brewery Lane

Address line 3

Town/City

Skipton

Country

United Kingdom

Postcode

BD23 1DR

Are you an agent acting on behalf of the applicant?

⊘ Yes

() No

Contact Details

Primary number

Secondary number

_		
Eov	num	hor
L ax	num	Der

Email address

Agent Details

Name/Company

Title

Mr

First name

Tom

Surname

Smart

Company Name

Rural Solutions

Address

Address line 1

Cana	lside	House

Address line 2

Brewery Lane

Address line 3

Town/City

Skipton

Skipto

Country

Postcode

BD23 1DR

Contact Details

Primary number

Secondary number

F av	number
гах	number

Email address

Site Area

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

0.10	
Unit	
Hectares	

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. <u>View government planning guidance on fire statements or access the fire statement template and guidance</u>.
- 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

Conversion of Part of the Existing Building into Two Additional Residential Letting Rooms

Has the work or change of use already started?

○ Yes⊘ No

Existing Use

Please describe the current use of the site

Disused space as part of wider C3 residential site.

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 ② No Land where contamination is suspected for all or part of the site					
O Yes ⊘ No					
A proposed use that would be particularly vulnerable to the presence of contamination ○ Yes ② No					
Materials					
Does the proposed development require any materials to be used externally? ○ Yes ⓒ No					
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					

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? O Yes Ø No

Trees and Hedges

Are there trees or hedges on the proposed development site?

OYes

⊘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?

OYes ⊘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 <u>Flood map for planning</u>. You should also refer to national <u>standing advice</u> and your local planning authority requirements for information as necessary.)

O Yes

⊘ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

⊘ Yes

O No

Will the proposal increase the flood risk elsewhere?

O 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

- O Yes, on the development site
- \bigcirc Yes, on land adjacent to or near the proposed development \bigodot No
- b) Designated sites, important habitats or other biodiversity features
- O Yes, on the development site
- O Yes, on land adjacent to or near the proposed development
- ⊘No
- c) Features of geological conservation importance
- O Yes, on the development site
- O 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

ONo

OUnknown

Waste Storage and Collection

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

OYes

⊘ No

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

O Yes

⊘ No

Trade Effluent

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

OYes ⊘No

Residential/Dwelling Units

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

⊘ Yes

O 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

Market Housing

Please specify each type of housing and number of units proposed

Housing Type:						
Other						
1 Bedroom: 2						
2 Bedroom: 0						
3 Bedroom: 0						
4+ Bedroom:						
0						
Unknown Bedroom:						
0						
Total:						
2						
Housing Type:						
Houses						
1 Bedroom: 0						
2 Bedroom: 0						
3 Bedroom:						
0						
4+ Bedroom:						
4+ Bedroom: 0 Unknown Bedroom:						
0 Unknown Bedroom: 0						
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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	2
Total existing residential units	0
Total net gain or loss of 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? O 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

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

O Yes ⊘No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes

O No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- O The applicant
- O Other person

Pre-application Advice

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

O 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?

O 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? ② Yes

ONo

Is any of the land to which the application relates part of an Agricultural Holding?

() Yes (⊘ No

Certificate Of Ownership - Certificate A

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 O The Applicant O The Applicant Title Mr First Name Tom Sumame Sumame 23/02/2022 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

Tom Smart

Date

23/02/2022