

This form is specifically designed to be printed and completed offline.

Please complete this form in block capitals using black ink to facilitate scanning.

You are advised to read the accompanying guidance notes and per-question help text.

If you would rather make this application online, you can do so on our website: https://www.planningportal.co.uk/apply

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:



320240581P

For office use only
Application No 3/2024/058/
Date received 08 JUL 2024 ccc2000
Fee paid £578 Characterist No: 9389

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address						
Title:	MRS First name: EMMA					
Last name:	HODGHINSON					
Company (optional):						
Unit:	House House suffix:					
House name:						
Address 1:	WISELL MOOR HOUSES FARM.					
Address 2:	CLERK HILL ROAD					
Address 3:	WISELL					
Town:	CLITHEROE					
County:	LANCS					
Country:	ENCHAND					
Postcode:	BB7 9FQ					

2. Agent	Name and Address
Title:	MR First name: GRAHAM
Last name:	FRELDEN.
Company (optional):	
Unit:	House number: House suffix:
House name:	WISWELL MOOR HOUSES FARM
Address 1:	CLERK HILL ROAD
Address 2:	WISWELL
Address 3:	
Town:	CL174620E
County:	LANCS
Country:	ENGLAND
Postcode:	337 9FQ

3. Description of the Proposal							
Please describe the proposed development, including any change of use: CHANGE OF USE FROM DWELLING HOUSE TO HOLIDAY ACCOMMODATION							
CHANGE OF USE FROM DWEL	LING HOUSE TO HOLIDAY						
ACCOMMODATION							
Has the building, work or change of use already started?	Yes No						
If Yes, please state the date when building, work or use were started (DD/MM/YYYY):	(date must be pre-application submission)						
Has the building, work or change of use been completed?	Yes No						
If Yes, please state the date when the building, work or change of use was completed (DD/MM/YYYY):	(date must be pre-application submission)						
Reference number of permission in principle being relied on (technical details consent applications only):							
Is the proposal for public service infrastructure development (within the meaning of article 2 of S.I. 2015/595 as amended by article 3 of S.I. 746/2021)?	Yes No						
4. Site Address Details	5. Pre-application Advice						
Please provide the full postal address of the application site.	Has assistance or prior advice been sought from the local authority about this application?						
Unit: House number:	Yes Ves						
House name:	If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this						
Address 1: MITTON ROAD	application more efficiently).						
Address 2:	Please tick if the full contact details are not known, and then complete as much as possible:						
Address 3:	Officer name:						
Town: WHALEY							
County:	Reference:						
Postcode (optional): 1337 9RY							
Description of location or a grid reference. (must be completed if postcode is not known):	Date (DD/MM/YYYY): (must be pre-application submission)						
Easting: 372635 Northing: 436>>>	Details of pre-application advice received?						
Description:	because of pie applications						
*							

6. Pedestrian and Vehicle Access, Roads and Rights of Way	7. Waste Storage and Collection
Is a new or altered vehicle access proposed to or from the public highway? Yes No	Do the plans incorporate areas to store and aid the collection of waste? Yes No
Is a new or altered pedestrian access proposed to or from the public highway? Yes Vo	If Yes, please provide details:
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?	
Do the proposals require any diversions /extinguishments and/or creation of rights of way? Yes No	Have arrangements been made for the separate storage and collection of recyclable waste? Yes No
If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)	If Yes, please provide details: CORCENT COUNCIL COLLECTION.
8. Authority Employee / Member It is an important principle of decision-making that the process is ope means related, by birth or otherwise, closely enough that a fair-minde conclude that there was bias on the part of the decision-maker in the Do any of the following statements apply to you and/or agent?	ed and informed observer, having considered the facts, would local planning authority. Yes No With respect to the authority, I am:
	 (a) a member of staff (b) an elected member (c) related to a member of staff (d) related to an elected member
If Yes, please provide details of their name, role and how you are rela	ted to them.

f applicable, please stat	te what mat	erials are to be used exter	nally. Include	type, colour and name for e	ach material:			
	Existing (where app	olicable)		Proposed		Not applicable	Don't Know	
Walls						8		
Roof						d		
Windows						d		
Doors						V		
Boundary treatments (e.g. fences, walls)						d		
Vehicle access and hard-standing						Ø		
Lighting						d		
Others (please specify)						d		
Are you supplying add	itional infor	mation on submitted plar	n(s)/drawing(s)/design and access stateme	nt? Yes		No	
If Yes, please state refe	rences for th	ne plan(s)/drawing(s)/desi	gn and access	statement:				
SITE PCAN	TOK	2M2418420041 TOROM 24185	フレス					
LOCATION PL	AD	TOROM 24185	5 191444;	233				
 Vehicle Parkin Please provide info 	_	the existing and proposed	I number of o	n-site parking spaces:				
Type of Vehic		Total Existing		l proposed (including spaces retained)	Difference in spaces			
Cars		3		3				
Light goods veh public carrier vel	Light goods vehicles/							
Motorcycles								
Disability space	ces							
Cycle space	s							
Other (e.g. Bu	ıs)							
Other (e.g. Bu	Other (e.g. Bus)							

9. Materials

11. Foul Sewage	12. Assessment of Flood Risk
Please state how foul sewage is to be disposed of: Mains sewer Cess pit	Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)
Septic tank Other	Yes No
Package treatment plant	If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.
Are you proposing to connect to the existing drainage system? Yes No	Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No
If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):	Will the proposal increase the flood risk elsewhere?
	How will surface water be disposed of?
THE HOUSE WAS BUILT	Sustainable drainage system Existing watercourse
	Soakaway Pond/lake
	Main sewer
13. Biodiversity and Geological Conservation	14. Existing Use
	Please describe the current use of the site:
To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological	DUELLING HOUSE
conservation features may be present or nearby and whether	
they are likely to be affected by your proposals. Having referred to the guidance notes, is there a reasonable	Is the site currently vacant?
likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to	If Yes, please describe the last use of the site:
or near the application site?	31/03/24
a) Protected and priority species:	31/03/24
Yes, on the development site	
Yes, on land adjacent to or near the proposed development	When did this use end (if known)?
No	DD/MM/YYYY (date where known may be approximate)
b) Designated sites, important habitats or other biodiversity features:	Does the proposal involve any of the following?
Yes, on the development site	If yes, you will need to submit an appropriate contamination assessment with your application.
Yes, on land adjacent to or near the proposed development No	Land which is known to be contaminated? Yes No
c) Features of geological conservation importance:	Land where contamination is suspected for all or part of the site?
Yes, on the development site	A proposed use that would
Yes, on land adjacent to or near the proposed development	be particularly vulnerable to the presence of contamination?
No	to the presence of contamination.
15. Trees and Hedges	16. Trade Effluent
Are there trees or hedges on the	Does the proposal involve the need to dispose of trade effluents or waste?
proposed development site? Yes VNo And/or: Are there trees or hedges on land adjacent to the	If Yes, please describe the nature, volume and means of disposal
proposed development site that could influence the	of trade effluents or waste
of the local landscape character? 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'.	

	Propos	ed i	Hous	ing					Exist	ng	Hous	ing	121		
Market Housing	Not known				-	ooms Unknow	Total	Market Housing	Not known				Bedr 4+	ooms Unknown	Tota
Houses								Houses				-	1		
Flats/maisonettes		- aveirar value.				1		Flats/maisonettes					-		
Sheltered housing			-					Sheltered housing		Carrello					
Bedsit/studios					-			Bedsit/studios							
Cluster flats					İ			Cluster flats							
Other	Tel Tel				1		1	Other							1
	1 220	Tot	als (a	+6+	c+0	t+e+f)=				To	tals (d	1+b+	c+d	+e+f)=	
Social, Affordable	7 7	_				ooms	7-tol	Social, Affordable			Mumal	201 06	Pode	ooms	Tota
or Intermediate Rent	Not known	1	2	3	-	Unknowr	Total	or Intermediate Rent	Not known		2	3	4+	Unknown	
Houses								Houses							
Flats/maisonettes								Flats/maisonettes							
Sheltered housing								Sheltered housing							
Bedsit/studios								Bedsit/studios							
Cluster flats								Cluster flats							
Other							0	Other						and it	0
		Tot	als (a	+b+	c+0	1+e+f)=	0			To	tals (a	+b+	c+d	+e+f)=	0
Affordable Home Ownership	Not known		Numb	er of		ooms Unknowr	Total	Affordable Home Ownership	Not known	1	Numl 2	per of		ooms Unknown	Tota
Houses					-			Houses							
Flats/maisonettes		i						Flats/maisonettes							
Sheltered housing						1		Sheltered housing							
Bedsit/studios								Bedsit/studios							
Cluster flats								Cluster flats							-
Other								Other							
		Tot	als (a	+b+	c+a	1+e+f)=	0			To	tals (a	+ 6+	c+d	+e+f)=	0
Starter Homes	Not known	i	Numb	er of		ooms	Total	Starter Homes	Not known	1	Numl 2	per of	-	ooms Unknown	Tota
Houses		-	_	-		(OTIKITOW)		Houses		·	-				
Flats/maisonettes								Flats/maisonettes							
Bedsit/studios								Bedsit/studios							
Other						1		Other						pupulant purmer	
	1		To	tals (a+b	+ c + d) =	0				To	tals (a+b-	+c+d)=	0
Self Build and	Not		Numb	er of	Bedr	ooms	Total	Self Build and	Not		Numi	per of	-		Tota
Custom Build	known	1	2	3	4+	Unknown	-	Custom Build	known	1	2	3	4+	Unknown	
Houses								Houses							
Flats/maisonettes						-	- 1	Flats/malsonettes	19						
Bedsit/studios						-	-	Bedsit/studios							
Other			_				_	Other			Ļ	dale 1		1 - 1 - 1	6
			To	tals (a+b	+c+d)=	0				10	tais (u+b-	+ c + d) =	0

If yo	u have answe	ered Yes to th		estion above plea		1		Not additional areas
U	se class/type	of use	Existing gross internal floorspace (square metres)		Gross internal to be lost by use or den (square n	change of nolition	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following developmen (square metres)
A1	Sh	ops	N					
	Net trad	able area:	X					
A2	Financ	ial and al services	X		18			
АЗ	Restaurant	s and cafes	X					
A4	Drinking est	ablishments	X					
A5	Hot food	takeaways	X	The Profess or Personal season of the				-
B1 (a)	Office (oth	er than A2)	X			array and a same and a		
B1 (b)		ch and	X					
B1 (c)	1	opment Idustrial	X					
B2	1	industrial	X					a rumamum umanananan
88		distribution						
C1	Hotels ar	d halls of						
		institutions						
C2		idential		*****				
D1	instit	utions						
D2	Assembly and leisure			10/ 2		2	0 / 2	0 2
OTHER Please	A Land Company of the		Ø	126m2	Om ²		126m²	Om 2
Specify	/					-		
		tal						
	ldition, for ho	tels, resident Not		ng rooms to be l	The second secon		licate the loss or gain of re s proposed (including	
Use class	Type of use	applicable	LAISTI	of use or demo			anges of use)	Net additional rooms
C1	Hotels							
C2	Residential Institutions							
THER								
Please								
	omplete the		ormat	ion regarding en Full-time	1	time		full-time
Existing employees							eq	uivalent
	posed emplo							
0. Ho	urs of Ope	nina						
	_	_	oper	ning (e.g. 15:30) f	or each non-res	idential use	proposed:	
Use Monday to Fri			1	Saturda		Sunday and	Not known	
							Bank Holidays	
			-			i		

22. Industrial or Commercial Processes and Machinery						
Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:						
Is the proposal a waste management develo	pmer	nt? Yes	No			
If the answer is Yes, please complete the foll						
	Not applicable	The total capa including engin allowance for tonnes if solid	city of the void in eering surcharge a cover or restoratio I waste or litres if I	and making no n material (or	Maximum annual operational throughput in tonnes (or litres if liquid waste)	
Inert landfill						
Non-hazardous landfill						
Hazardous landfill						
Energy from waste incineration						
Other incineration						
Landfill gas generation plant						
Pyrolysis/gasification						
Metal recycling site						
Transfer stations						
Material recovery/recycling facilities (MRFs)						
Household civic amenity sites						
Open windrow composting						
In-vessel composting						
Anaerobic digestion						
Any combined mechanical, biological and/ or thermal treatment (MBT)						
Sewage treatment works						
Other treatment						
Recycling facilities construction, demolition and excavation waste						
Storage of waste						
Other waste management						
Other developments						
Please provide the maximum annual operat	ional	throughput of th	e following waste	streams:		
Municipal						
Construction, demolition and e		ation				
Commercial and indust	rial					
Hazardous If this is a landfill application you will need t		ida firmthan infar	mation before you	r application ca	n be determined. Vour waste	
planning authority should make clear what	infor	mation it requires	on its website.	п аррисацоп са	Ti be determined. Tour waste	
23. Hazardous Substances						
Does the proposal involve the use or storage of any of the following materials in the quantities stated below? Yes No Not applicable						
If Yes, please provide the amount of each su	If Yes, please provide the amount of each substance that is involved:					
Acrylonitrile (tonnes)	E	thylene oxide (to	nnes)		Phosgene (tonnes)	
Ammonia (tonnes)	Hyd	rogen cyanide (to	nnes)	Su	Ilphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (to	nnes)		Flour (tonnes)	
Chlorine (tonnes)	quid	petroleum gas (to	nnes)	Refine	d white sugar (tonnes)	
Other:			Other:			
Amount (tonnes):			Amount (ton	ines):		

24. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form 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**

NOTE: You should sign Contisents R. Cor.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	s part of, an agricultural holding.	banding to which the
* "owner" is a person with a freehold intere ** "agricultural holding" has the meaning g	st or leasehold interest with at least 7 years left to run. given by reference to the definition of "agricultural tenant" in section	n 65(8) of the Act.
Signed - Applicant:		Date (DD/MM/YYYY):
		03/07/2024
I certify/ The applicant certifies that I ha 21 days before the date of this application application relates. * "owner" is a person with a freehold intere	CERTIFICA velopment Management Procedure) (England) Order 2015 Cove/the applicant has given the requisite notice to everyone else on, was the owner* and/or agricultural tenant** of any part of set or leasehold interest with at least 7 years left to run. It is in section 65(8) of the Town and Country Planning Act 1990	(as listed below) who, on the day
Name of Owner / Agricultural Tenant	Address	Date Notice Served
Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
Signes Applicant.		

24. Ownership Certificates and Agricultural Land Declaration (continued) **CERTIFICATE OF OWNERSHIP - CERTIFICATE C** Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14 I certify/ The applicant certifies that: Neither Certificate A or B can be issued for this application All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, 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: Date Notice Served Name of Owner / Agricultural Tenant Address Notice of the application has been published in the following newspaper On the following date (which must not be earlier than 21 days before the date of the application): (circulating in the area where the land is situated): Date (DD/MM/YYYY): Or signed - Agent: Signed - Applicant: CERTIFICATE OF OWNERSHIP - CERTIFICATE D Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14 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: On the following date (which must not be earlier Notice of the application has been published in the following newspaper than 21 days before the date of the application): (circulating in the area where the land is situated): Date (DD/MM/YYYY): Or signed - Agent: Signed - Applicant:

· · · · · · · · · · · · · · · · · · ·	
25. Planning Application Requirements - Checklist Please read the following checklist to make sure you have sent all th information required will result in your application being deemed in the Local Planning Authority (LPA) has been submitted.	e information in support of your proposal. Failure to submit all valid. It will not be considered valid until all information required by
The original and 3 copies* of a completed and dated	The correct fee:
application form: The original and 3 copies* of the plan which identifies the land	The original and 3 copies* of a design and access statement, if required (see help text and guidance notes for details):
to which the application relates drawn to an identified scale and showing the direction of North:	The original and 3 copies* of a fire statement, if required (see help text and guidance notes for details):
The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application.	The original and 3 copies* of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings):
*National legislation specifies that the applicant must provide the or total of four copies), unless the application is submitted electronical LPAs may also accept supporting documents in electronic format by You can check your LPA's website for information or contact their pl	ly or, the LPA indicate that a smaller number of copies is required. post (for example, on a CD, DVD or USB memory stick). anning department to discuss these options.
Plans can be bought from one of the Planning Portal's accredited so	uppliers: https://www.planningportal.co.uk/buyaplanningmap
26. Declaration I/we hereby apply for planning permission/consent as described in the information. I/we confirm that, to the best of my/our knowledge, an genuine opinions of the person(s) giving them. Signed - Applicant:	this form and the accompanying plans/drawings and additional y facts stated are true and accurate and any opinions given are the Date (DD/MM/YYYY): (date cannot be pre-application)
27. Applicant Contact Details	28. Agent Contact Details
Telephone numbers	Telephone numbers
Country code: National number: Extension number:	Country control Extension number:
reaction as in territoria.	
	Country co
	Country ce
Email address (optional):	Function delivers (antional):
Emanadares (optional).	
29. Site Visit	
Can the site be seen from a public road, public footpath, bridleway	or other public land? Ves No
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)	Agent Applicant Other (if different from the agent/applicant's details)
If Other has been selected, please provide:	
Contact name:	Telephone number:

Email address: