

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**

**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. Applicant Name, Address and Contact Details**

Title:  First name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:  Country Code  National Number  Extension Number

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant?  Yes  No

**2. Agent Name, Address and Contact Details**

Title:  First Name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:  Country Code  National Number  Extension Number

Mobile number:

Fax number:

Email address:

**3. Description of the Proposal**

Please describe the proposed development including any change of use:

Hybrid planning application seeking both full and outline planning permission as follows:  
Full planning permission for:  
- Works and a change of use to the Grade II listed Kirk Mill to create a hotel (18 bed) (Use Class C1) and bar restaurant (Use Class A3);  
- Works to the Barn building to create 7 Holiday Cottages (Use Class C1);  
- Construction of a Hotel and Spa (20 bed) (Use Class C1), Wedding Venue (Use Class D1), Kid's Club (Use Class D1) and Trailhead Centre (Use Class D1 and A3);  
- Change of use of Malt Kiln House from residential to Use Class C1;  
- Construction of a new cricket pavilion (Sui Generis);  
- Demolition of the group of derelict factory buildings.  
Outline planning permission for:  
- up to 60 residential dwellings (Use Class C3)

Has the building, work or change of use already started?  Yes  No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:  Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting:

Northing:

#### 5. 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 (DD/MM/YYYY):  (Must be pre-application submission)

Details of the pre-application advice received:

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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 the reference of the plan(s)/drawings(s)

#### 7. 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 the following submitted series of plans:  
Series B1 - The Mill  
Series B2 - The Barn  
Series B3 - Hotel/Spa  
Series B4 - Trailhead  
Series B5 - Wedding Venue  
Series B6 - Cricket Pavilion  
Series B7 - Kids' Club

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

If Yes, please provide details:

Please refer to the following submitted series of plans:  
Series B1 - The Mill  
Series B2 - The Barn  
Series B3 - Hotel/Spa  
Series B4 - Trailhead  
Series B5 - Wedding Venue  
Series B6 - Cricket Pavilion  
Series B7 - Kids' Club

## 8. Authority Employee/Member

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

Do any of these statements apply to you?

Yes  No

## 9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

### Walls - description:

Description of *existing* materials and finishes:

Please refer to submitted plans.

Description of *proposed* materials and finishes:

Please refer to submitted plans.

### Roof - description:

Description of *existing* materials and finishes:

Please refer to submitted plans.

Description of *proposed* materials and finishes:

Please refer to submitted plans.

### Windows - description:

Description of *existing* materials and finishes:

Please refer to submitted plans.

Description of *proposed* materials and finishes:

Please refer to submitted plans.

### Doors - description:

Description of *existing* materials and finishes:

Please refer to submitted plans.

Description of *proposed* materials and finishes:

Please refer to submitted plans.

### Boundary treatments - description:

Description of *existing* materials and finishes:

Please refer to submitted plans.

Description of *proposed* materials and finishes:

Please refer to submitted plans.

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Please refer to submitted plans.

Description of *proposed* materials and finishes:

Please refer to submitted plans.

### Lighting - add description

Description of *existing* materials and finishes:

Please refer to submitted plans.

Description of *proposed* materials and finishes:

Please refer to submitted plans.

### Others - description:

Type of other material:

Description of *existing* materials and finishes:

Please refer to submitted plans.

Description of *proposed* materials and finishes:

Please refer to submitted plans.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes  No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

The Mill: Drawing series B1 (05024\_B1\_00\_100 - 05024\_B1\_05\_001)  
The Barn: Drawing series B2 (05024\_B2\_00\_100 - 05024\_B2\_05\_001)  
Hotel/Spa: Drawing series B3 (05024\_B3\_00\_100 - 05024\_B3\_05\_000)  
Trailhead: Drawing series B4 (05024\_B4\_00\_100 - 05024\_B4\_05\_000)  
Wedding Venue: Drawing series B5 (05024\_B5\_00\_100 - 05024\_B5\_05\_000)  
Cricket pavilion: Drawing series B6 (05024\_B6\_00\_100 - 05024\_B6\_04\_000)  
Kid's club: Drawing series B7 (05024\_B7\_00\_100 - 05024\_B7\_05\_000)

## 10. 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	120	120
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other	Existing number of spaces provided for car parking is unknown.		

## 11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer  Package treatment plant  Unknown   
Septic tank  Cess pit

Other

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 references for the plan(s)/drawing(s):

Please refer to the submitted Utility Statement prepared by Clancy Consulting.

## 12. Assessment of Flood Risk

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.)  Yes  No

If Yes, you will need to submit an appropriate 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  Main sewer  Pond/lake  
 Soakaway  Existing watercourse

## 13. Biodiversity and Geological Conservation

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 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 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:

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

### 14. Existing Use

Please describe the current use of the site:

The Kirk Mill parcel includes the Grade II Listed Kirk Mill which was previously used by HJ Berry and Sons.  
 The Main Mills Complex comprises four main buildings and extensive areas of hardstanding.  
 The Hive (land off Church Raikes/Malt Kiln Brow) comprises an area of open land which is currently used as a cricket ground with a small pavilion.  
 The Malt Kiln House and Surrounding Land parcel is open greenfield.  
 The new cricket pitch site is open greenfield.

Is the site currently vacant?  Yes  No

If Yes, please describe the last use of the site:

Use as a factory for furniture manufacture by HJ Berry and Sons. Ceased operations in February 2010.

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

### 15. 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'.

### 16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?  Yes  No

### 17. Residential Units - PLEASE REFER TO SEPARATE Q17 SHEET ON NEXT PAGE

Does your proposal include the gain or loss of residential units?  Yes  No

#### Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					60
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

#### Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

#### Overall Residential Unit Totals

Total proposed residential units	60
Total existing residential units	0

### 18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  Yes  No

### 19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	100

### 17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?  
If Yes, please complete details of the changes in the tables below:

Yes  No

Proposed Housing							Existing Housing									
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total	
		1	2	3	4+	Unknown				1	2	3	4+	Unknown		
Houses	<input type="checkbox"/>					✓	48	Houses	<input type="checkbox"/>							
Flats and maisonettes	<input type="checkbox"/>							Flats and maisonettes	<input type="checkbox"/>							
Live-work units	<input type="checkbox"/>							Live-work units	<input type="checkbox"/>							
Cluster flats	<input type="checkbox"/>							Cluster flats	<input type="checkbox"/>							
Sheltered housing	<input type="checkbox"/>							Sheltered housing	<input type="checkbox"/>							
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>							
Unknown type	<input type="checkbox"/>							Unknown type	<input type="checkbox"/>							
<b>Totals (a + b + c + d + e + f + g) =</b>								<b>Totals (a + b + c + d + e + f + g) =</b>								
Social Rented	Not known	Number of Bedrooms					Total	Social Rented	Not known	Number of Bedrooms					Total	
		1	2	3	4+	Unknown				1	2	3	4+	Unknown		
Houses	<input type="checkbox"/>					✓	12	Houses	<input type="checkbox"/>							
Flats and maisonettes	<input type="checkbox"/>							Flats and maisonettes	<input type="checkbox"/>							
Live-work units	<input type="checkbox"/>							Live-work units	<input type="checkbox"/>							
Cluster flats	<input type="checkbox"/>							Cluster flats	<input type="checkbox"/>							
Sheltered housing	<input type="checkbox"/>							Sheltered housing	<input type="checkbox"/>							
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>							
Unknown type	<input type="checkbox"/>							Unknown type	<input type="checkbox"/>							
<b>Totals (a + b + c + d + e + f + g) =</b>								<b>Totals (a + b + c + d + e + f + g) =</b>								
Intermediate	Not known	Number of Bedrooms					Total	Intermediate	Not known	Number of Bedrooms					Total	
		1	2	3	4+	Unknown				1	2	3	4+	Unknown		
Houses	<input type="checkbox"/>							Houses	<input type="checkbox"/>							
Flats and maisonettes	<input type="checkbox"/>							Flats and maisonettes	<input type="checkbox"/>							
Live-work units	<input type="checkbox"/>							Live-work units	<input type="checkbox"/>							
Cluster flats	<input type="checkbox"/>							Cluster flats	<input type="checkbox"/>							
Sheltered housing	<input type="checkbox"/>							Sheltered housing	<input type="checkbox"/>							
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>							
Unknown type	<input type="checkbox"/>							Unknown type	<input type="checkbox"/>							
<b>Totals (a + b + c + d + e + f + g) =</b>								<b>Totals (a + b + c + d + e + f + g) =</b>								
Key worker	Not known	Number of Bedrooms					Total	Key worker	Not known	Number of Bedrooms					Total	
		1	2	3	4+	Unknown				1	2	3	4+	Unknown		
Houses	<input type="checkbox"/>							Houses	<input type="checkbox"/>							
Flats and maisonettes	<input type="checkbox"/>							Flats and maisonettes	<input type="checkbox"/>							
Live-work units	<input type="checkbox"/>							Live-work units	<input type="checkbox"/>							
Cluster flats	<input type="checkbox"/>							Cluster flats	<input type="checkbox"/>							
Sheltered housing	<input type="checkbox"/>							Sheltered housing	<input type="checkbox"/>							
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>							
Unknown type	<input type="checkbox"/>							Unknown type	<input type="checkbox"/>							
<b>Totals (a + b + c + d + e + f + g) =</b>								<b>Totals (a + b + c + d + e + f + g) =</b>								
<b>Total proposed residential units (A + B + C + D) =</b>							60	<b>Total existing residential units (E + F + G + H) =</b>								

**TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):** 60

## 20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A3							<input checked="" type="checkbox"/>
C1							<input checked="" type="checkbox"/>
D1							<input checked="" type="checkbox"/>
Other							<input checked="" type="checkbox"/>

## 21. Site Area

What is the site area?

05.67

hectares

## 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:

N/A

Is the proposal for a waste management development?

Yes  No

## 23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes  No

## 24. 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? (Please select only one)

The agent  The applicant  Other person

## 25. Certificates (Certificate B)

### Certificate of Ownership - Certificate B

#### Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant ("*agricultural tenant*" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

**25. Certificates (Certificate B - continued)**

Owner/Agricultural Tenant	Date notice served
Name: Mr J Stott Number: <input type="text"/> Suffix: <input type="text"/> Street: Laund Farm Locality: Leagram Town: Chipping Postcode: PR3 2GS	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;">23/12/2013</div>
Name: Mr E M Kenyon Number: <input type="text"/> Suffix: <input type="text"/> Street: Fields Farm Barn Locality: Back Lane Town: Chipping Postcode: PR3 2QA	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;">23/12/2013</div>
Name: Mr T Proctor Number: <input type="text"/> Suffix: <input type="text"/> Street: Woodgates Locality: Startifants Farm Town: Longridge Road, Chipping Postcode: PR3 2QY	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;">23/12/2013</div>
Name: Mr G Dunford Number: <input type="text"/> Suffix: <input type="text"/> Street: c/o Land Law LLP Locality: 10-14 Market Street Town: Altrincham, Cheshire Postcode: WA14 1QB	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;">23/12/2013</div>
Name: Mrs Bland Number: <input type="text"/> Suffix: <input type="text"/> Street: Malt Kiln House Locality: Malt Kiln Brow Town: Chipping Postcode: PR3 2RA	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;">23/12/2013</div>
Title: Mr <input type="text"/> First name: Richard Surname: Barton Person role: Agent Declaration date: 23/12/2013 <input checked="" type="checkbox"/> 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 23/12/2013