



RIBBLE VALLEY
BOROUGH COUNCIL

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

For office use only

Application No.

Date received

Fee paid £

Receipt No:

Application for approval of reserved matters following outline approval.
Town and Country Planning (Development Management Procedure) (England) Order 2015

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 39

Suffix

Property name

Address line 1 Clitheroe Road

Address line 2

Address line 3

Town/city Whalley

Postcode BB7 9AD

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

Easting (x) 373455

Northing (y) 436949

Description

2. Applicant Details

Title Mr & Mrs

First name K

Surname Bentley

Company name

Address line 1 39, Clitheroe Road

Address line 2

Address line 3

Town/city Whalley

Country

2. Applicant Details

Postcode	BB7 9AD
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	R
Surname	Maudsley
Company name	Sunderland Peacock Architects
Address line 1	Hazelmere
Address line 2	Pimlico Road
Address line 3	
Town/city	Clitheroe
Country	
Postcode	BB7 2AG
Primary number	01200423178
Secondary number	
Fax number	
Email	richard@sunderlandpeacock.com

4. Development Description

Please indicate all those reserved matters for which approval is being sought

- ☐ Access
☒ Appearance
☒ Landscaping
☒ Layout
☒ Scale

Please provide a description of the approved development as shown on the decision letter

Outline application for one dwelling using the existing access off Clitheroe Road.

Reference number 3/2017/0849

Date of decision (date must be pre-application submission)

24/10/2017

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

4. Development Description

The proposal is to be determined on the layout, scale, appearance and landscaping of the building.

Has the work already started?

☐ Yes ☒ No

5. Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Planning Statement prepared by Judith Douglas Town Planning Ltd
Sunderland Peacock Drawing ref 4386-02 - Visibility Splays
Arboricultural Constraints Appraisal

Please list all drawing numbers submitted with this application for approval

SUNDERLAND PEACOCK SUPPORTING DRAWINGS:
4386-E00 - Location Plan
4386-E01 - Existing Site Plan
4386-P01 - Rev A- Proposed Site Plan
4386-P02 - Rev A- Proposed Floor Plans and Elevations
4386-P03 - Proposed Visuals
4386- 1.00- Design and Access Statement
RYCROFT ASSOCIATES:
782.1B Planting Proposals
BOWLAND TREE CONSULTANCY:
Tree Impact Plan
Tree Survey Schedule for Arboricultural Impact Appraisal
Arboricultural Impact Assessment

If applicable, please state the reasons for any changes to the original drawings

6. 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

7. Pre-application Advice

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

☐ Yes ☒ No

8. 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?

9. 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)

17/05/2019