

The Planning Inspectorate

PLANNING APPEAL FORM (Online Version)

WARNING: The appeal and essential supporting documents must reach the Inspectorate within the appeal period.
If your appeal and essential supporting documents are not received in time, we will not accept the appeal.

Appeal Ref: APP/T2350/W/14/3001556

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name	Messers S and A Thornber
Company/Group Name	
Address	Templewood Pendle Road CLITHEROE Lancashire BB7 1JH
Phone no.	
Fax no.	
Email	
I prefer to be contacted by:	
Email <input type="checkbox"/>	Post <input checked="" type="checkbox"/>

B. AGENT DETAILS (if any)

Name	Miss Jennifer Hadland
Company/Group Name	Smiths Gore
Address	Smiths Gore 26 Coniscliffe Road DARLINGTON County Durham DL3 7JX
Phone no.	01325 462966
Fax no.	
Email	jennifer.hadland@smithsgore.co.uk
Your reference	
I prefer to be contacted by:	
Email <input checked="" type="checkbox"/>	Post <input type="checkbox"/>

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority	Ribble Valley Borough Council
LPA reference number	3/2014/0592
Date of the application	16/07/2014

Did the LPA validate and register your application? Yes No
Did the LPA issue a decision? Yes No
Date of LPA's decision

D. APPEAL SITE ADDRESS

Address

Is the appeal site within a Green Belt? Yes No

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? Yes No

Please describe the health and safety issues

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form? Yes No

Please enter details of the proposed development. This should normally be taken from the planning application form.

Area (in hectares) of the whole appeal site [e.g. 1234.56]

Area of floor space of proposed development (in square metres)

Does the proposal include demolition of non-listed buildings within a conservation area? Yes No

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission.
2. Refused permission to vary a condition(s).
3. Refused prior approval of permitted development rights.
4. Granted planning permission for the development subject to conditions to which you object.
5. Refused approval of the matters reserved under an outline planning permission.
6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object.
7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above).
8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval.

9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation.

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes No

(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes No

Please explain.

To gain a full understanding that the proposal would not be detrimental to the surrounding area, that the development would not be unsustainable and that the site is very much previously developed.

Due to the uniqueness of the site, it is not considered to pose a threat with regard to setting a harmful precedent for other proposals.

2. Hearing

You must give detailed reasons below or in a separate document why you think a hearing is necessary. The reasons are set out in

- the box below
- see 'Appeal Documents' section

(a) Preferred date

Alternative date

(b) Is there any further information relevant to the hearing which you need to tell us about?

3. Inquiry

You must give detailed reasons below or in a separate document why you think an inquiry is necessary. The reasons are set out in

- the box below
- see 'Appeal Documents' section

Please enter your text here

(a) How many witnesses do you intend to call?

(b) How long do they need to give their evidence?

(c) How long do you estimate the inquiry will last?

(d) Preferred date

Alternative date

(e) Is there any further information relevant to the inquiry which you need to tell us about?

H. FULL STATEMENT OF CASE

The full statement of case is set out in

the box below

see 'Appeal Documents' section

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? Yes No

(b) Have you made a costs application with this appeal? Yes No

I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

to follow

see 'Appeal Documents' section

I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) - None of the land to which the appeal relates is, or is part of, an agricultural holding;

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant;

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.

02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (these are usually part of the LPA's planning application form).

03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.

04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.

05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not

form part of the original application (e.g. drawings for illustrative purposes).

06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

07. A copy of the design and access statement sent to the LPA (if required).

08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.

09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.

09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.

10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.

11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:

(a) the relevant outline application;

(b) all plans sent at outline application stage;

(c) the original outline planning permission.

12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached.

13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).

14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application.

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes No

Please give details, including our reference number(s), if known.

L. CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

Signature

Date

Name

On behalf of (if applicable)

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our website under Privacy Statement.

M. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form.
- locating your local planning authority's email address -
<http://www.planningportal.gov.uk/planning/appeals/online/tutorialshelp/appeal/sendingacopytothecouncil>
- attaching the saved appeal form including any supporting documents.

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received. Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. If forwarding the documents by email, please send to **appeals@pins.gsi.gov.uk**. If posting, please enclose the section of the form that lists the supporting documents and send it to PO Box 3035, Bristol, BS1 9AY.

You will not be sent any further reminders.

Please ensure that anything you do send by post or email is clearly marked with the reference number.

The documents listed below were uploaded with this appeal form:

File Description:	STATEMENT OF CASE AppendixA
File Name:	RVBC Planning Refusal Notice.pdf
File Description:	STATEMENT OF CASE AppendixB
File Name:	RVBC Planning Committee Report.pdf
File Description:	STATEMENT OF CASE AppendixC
File Name:	Appeal 2188166.pdf
File Description:	FULL STATEMENT OF CASE
File Name:	Statement of Case in Support of Appeal.pdf
File Description:	STATEMENT OF CASE AppendixE
File Name:	FullCommitteeReport.pdf
File Description:	STATEMENT OF CASE AppendixD
File Name:	14.10.14PC_Letter.pdf
File Description:	APPLICATION FORM
File Name:	Planning Application Form.pdf
File Description:	LPA DECISION NOTICE
File Name:	RVBC Planning Refusal Notice.pdf
File Description:	SITE PLAN
File Name:	Site Location Plan.pdf
File Description:	Visual Impact Assessment
File Name:	Visual Impact Assessment.pdf
File Description:	Tree Survey
File Name:	Tree Survey.pdf
File Description:	Statement of Significance
File Name:	Statement of Significance.pdf
File Description:	Bat Survey
File Name:	SPA Bat Survey 2.pdf
File Description:	Planning Statement
File Name:	Planning Statement.pdf
File Description:	Bat Survey

File Name:	Bat Survey.pdf
File Description:	Existing plans
File Name:	4512-19- Existing Floor Plans and Elevations_Rev A_2014.06.30.pdf
File Description:	Existing Site Plan
File Name:	4512-18- Existing Site Plan_Rev A_2014.06.30.pdf
File Description:	Proposed Plots 6 & 7
File Name:	4512-17-Proposed Plot 6 and 7 - Floor Plans and Elevations_Rev A_2014.06.30.pdf
File Description:	Proposed Plots 4 & 5
File Name:	4512-16-Proposed Plot 4 and 5 - Floor Plans and Elevations_rev A_2014.06.30.pdf
File Description:	Proposed Plot 3
File Name:	4512-15-Proposed Plot 3 - Floor Plans and Elevations__rev B_2014.07.16.pdf
File Description:	Proposed Plot 2
File Name:	4512-14-Proposed Plot 2 - Floor Plans and Elevations_Rev A_2014.06.30.pdf
File Description:	Proposed Plot 1
File Name:	4512-13-Proposed Plot 1 - Floor Plans and Elevations_Rev A_2014.06.30.pdf
File Description:	Proposed Street Scenes
File Name:	4512-12-Proposed Street Scenes_Rev A_2014.06.30.pdf
File Description:	PRoposed Ground Floor
File Name:	4512-11-Proposed Ground Floor Plan_Rev D_2014.08.11.pdf
File Description:	Proposed Site Plan
File Name:	4512-10-Proposed Site Plan_rev D_2014.08.11.pdf
File Description:	Planting Proposal
File Name:	685.2 sr685_Planting Proposal.pdf
File Description:	Landscape Drawing
File Name:	685.1A 2007 sr685_Landscape Drawing.pdf
File Description:	LIST OF PLANS
File Name:	A list of all plans.pdf
File Description:	Letter from Parish Council
File Name:	14.10.14PC_Letter.pdf
File Description:	List of documents
File Name:	List of Docs.pdf
File Description:	DESIGN AND ACCESS STATEMENT

File Name: Design and Access Statement.compressed.pdf

File Description: Building (Structural) Survey

File Name: Building (Structural) Condition Survey (Version 1 01).pdf

The documents listed below were already attached elsewhere with this appeal form:

File Description: A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (these are usually part of the LPA's planning application form).

File Name: Application Form

The documents listed below are to follow by post:

Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US.

Completed by MISS JENNIFER HADLAND

Date 17/12/2014 13:44:18