

RIBBLE VALLEY BOROUGH COUNCIL

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Dear Sir/ Madam

RE: 1 APP FORM AND VALIDATION CHECKLIST

Many of you will be already aware that the standardised planning application comes into effect from the 6th April 2008. Along side this the Government has introduced a National list of validation requirements which is included in the DCLG document The Validation of Planning Applications Dec 2007. Local Planning Authorities have also been invited to produce their own list known as the Local List. As a result any application without such information as is deemed appropriate the Council can invalidate an application.

As part of the Development Control Protocol a Validation checklist was produced and adopted by the Planning and Development Committee on 22nd November 2005. I consider that this is currently the adopted local list.

However, for clarification and as the 1app form only requires 3 copies of the documents I can advise you that any application with 3 or more copies would be accepted.

In relation to the National list it states under information requirements for applications for full permission that:

" where a proposed elevation adjoins another building or is in close proximity, the drawings should clearly the relationship between the buildings, and detail the position of the openings on each property."

I consider that this is equally appropriate for household extensions submitted on Household forms and therefore advise you that my department would not validate an application without such details. In most instances this may apply to extensions on terraced or semi detached properties but also on some detached properties depending on the size and location of the extensions. I am aware that this may involve some additional work but consider this information would be valuable for some statutory consultees, nearby residents and the case officer in assessing any impact of the proposal.

In relation to wind turbines any noise impact assessment should include:

- A Report, describing the noise from the proposed wind turbine, measured as the level exceeded for 90% of the time over a 10 minute period. (L(A)90.10min) in wind

speeds up to 10 m/s at 10 m height, with respect to the nearest noise sensitive premises, during day time hours.

The Report should also contain a survey of the prevailing back ground noise levels experienced at the noise sensitive property over a range of wind speeds. Background levels to be measured as L(A)90. 10min. with reference to the guidance in the ETSU Noise Working Group's *The Assessment and Rating of Noise from Wind Farms*, 1996, published by Dti. pages 83 - 90."

In relation to Bat Surveys I am very grateful that in most circumstances applications now include a survey when necessary. I consider that these are normally appropriate in the following circumstances:

For alteration, demolition or maintenance work, including loft conversions, extensions and re-roofing, timber treatment, cavity wall insulation

- Residential/domestic buildings such as houses, bungalows and chalets
- Buildings with lofts, cellars open roof voids and properties close to water features, woodland/trees and parks
- Farm/rural buildings of brick, stone or breeze block
- Tree felling

In relation to agricultural proposals I also consider that the following information should be submitted with any relevant proposal.

1.0 SUPPORTING INFORMATION NECESSARY TO ACCOMPANY ALL TYPES OF PLANNING APPLICATIONS FOR PROPOSED DEVELOPMENT ON AGRICULTURAL LAND FOR THE PURPOSES OF AGRICULTURE AND OTHER USES APPROPRIATE TO A RURAL AREA

Depending on the type and individual circumstances of the application, additional information/clarification will be required in addition to that outlined below. To assess the information submitted, the council will employ its specialist advisors where it considers necessary.

1.1 ERECTION OF NEW BUILDINGS (EXCLUDING DWELLINGS)

(i) Details of the Applicant's land holding. Information should be given regarding the tenure of any land utilised including a schedule of land owned and rented and identified on an O.S. map. A distinction should be made between short term rental agreements (1 year or less) and long term tenancies. Whenever possible, RPA rural land register maps for the current year should be provided.

(ii) A description of the agricultural/rural activities carried out, including information regarding the scale of each activity (information should include numbers and types of livestock kept and where applicable the type of cropping of the land). Where the proposal relates to a new activity, a description of the nature and scale should be provided.

(iii) A schedule with an accompanying numbered plan of existing buildings describing the dimensions, type of construction and cladding and use. An indication should be given of any buildings which have been erected within the last two years.

(iv) A justification/reasons for the proposed development providing information as to the *need, proposed use* and *reasons for design* (including size) and *siting*. Where appropriate, e.g. a multi-purpose facility, a breakdown should be provided in relation to the anticipated area of each type of use.

1.2 ERECTION/SITING OF PERMANENT/TEMPORARY DWELLINGS FOR AGRICULTURE AND OTHER COMMERCIAL OPERATIONS

(i) Details of the Applicant's land holding. Information should be given regarding the tenure of any land utilised including a schedule of land owned and rented and identified on an O.S. map. A distinction should be made between short term rental agreements (1 year or less) and long term tenancies. Whenever possible, RPA rural land register maps for the current year should be provided.

(ii) A description of the agricultural/rural activities carried out, including information regarding the scale of each activity (information should include numbers and types of livestock kept and where applicable the type of cropping of the land). Where the proposal relates to a new activity, a description of the nature and scale should be provided.

(iii) A schedule with an accompanying numbered plan of existing buildings describing the dimensions, type of construction and cladding and use.

(iv) Details of the workers employed by the business specifying whether full or part time together with their main work responsibilities.

(v) Details of existing dwellings on the unit where the development is proposed whether or not in the applicant's ownership/occupation.

(vi) Details of any dwellings owned by or sold within the past five years by the applicant located off the unit but within a 5 mile radius of the land holding.

(vii) The location and nature of occupation of any dwellings occupied by the workers employed in the business.

(viii) Financial details of the business for which the proposed dwelling is required. For existing enterprises, this will require the submission of the most recent three years profit and loss accounts (audited where possible). Where the application relates to a new or an expansion of an existing enterprise a whole farm budget (projected profit and loss account) covering each of the years for which the temporary period is proposed should be provided.

(ix) A justification/reasons for the provision of a new dwelling providing information regarding need, design and siting.

1.3 Removal of Agricultural Occupancy Conditions

(i) Details of the application number which led to the granting of planning permission for the subject property and wording of the occupancy condition imposed.

(ii) Provide details, including OS maps and where applicable RPA Rural Land Register Maps of the agricultural unit to which the agricultural tied dwelling relates to include:

- a) land owned;
- b) land rented, distinguishing between short term rental (1 year or less) and longer term tenancies;
- c) a schedule with an accompanying numbered plan of existing buildings describing the dimensions, type of construction and cladding and use;
- d) a description of the agricultural operations carried out including numbers and type of livestock kept and type of cropping of the land.

(iii) Details of the change in the applicant's agricultural circumstances which has led to the application to remove the occupancy condition.

(iv) Information is required of the measures taken by the applicant to demonstrate whether the occupancy has outlived its usefulness which should normally include the following:

- a) a comprehensive survey of farms within a five mile radius of the application site to ascertain the need for agricultural workers dwellings and whether the dwelling which is subject of the application is of interest to these farm units either for purchase or rent.
- b) Offering the property on the open market for sale and rent. A typical marketing strategy should include the following:
 - A minimum active marketing period of 12 months.
 - Erection of a 'for sale and to let' board clearly identifying the property.
 - Monthly inserts in the appropriate classified section of the Farmers Guardian or other appropriate farming publications and local press connected with the area of the property throughout the marketing period clearly identifying the occupancy condition.
 - Property details displayed on the estate agent's internet site and other national property websites normally used by the agent, and also displayed in the estate agent's office display and property bulletin.
 - A marketing price to reflect the occupancy condition which typically requires a reduction in the open market value by 30% and which is open to offers and not fixed.
 - Evidence should be provided of the basis of the open market valuation which could include comparable property valuations and/ or two independent valuation reports carried out by a chartered surveyor.
 - A record should be provided of all enquiries made, property details issued, viewings made and offers received throughout the marketing period.

Finally, concern has been expressed by councillors regarding the number of recent planning applications for holiday let accommodation and I believe it may be useful for proposals to include an economic justification for such proposals to indicate the financial viability of such schemes.

I consider that the additional information would assist the Council and its' stakeholders in the determination of any proposal and lead to a more efficient service. Should you wish to discuss any of the matters further, please do not hesitate to contact myself

Regards



John Macholc

JOHN MACHOLC
BUILDING AND DEVELOPMENT CONTROL MANAGER