



DIRECTOR OF DEVELOPMENT	
08 DEC 2010	
FOR THE ATTENTION OF	

20100719P

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 Outline Planning Permission With Some Matters Reserved.
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:	Gladman Developments Ltd					
Street address:	Gladman House		Telephone number:	Country Code	National Number	Extension Number
	Alexandria Way			01260	288800	
	Congleton Business Park		Mobile number:			
Town/City:	Congleton		Fax number:			
County:	Cheshire		Email address:			
Country:	United Kingdom					
Postcode:	CW12 1LB					
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No						

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Dean	Surname:	Fisher	
Company name:	Gladman Developments Ltd.					
Street address:	Gladman House		Telephone number:	Country Code	National Number	Extension Number
	Alexandria Way			01260	288886	
	Congleton Business Park		Mobile number:			
Town/City:	Congleton		Fax number:			
County:	Cheshire		Email address:			
Country:	United Kingdom					
Postcode:	CW12 1LB			d.fisher@gladman.co.uk		

3. Description of the Proposal

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

- Access Appearance Landscaping Layout Scale

Please describe the proposal:

Proposed development of upto 270 residential dwellings, doctors surgery, landscape, open space, highways and associated works.

Has the building or works already been carried out?

- Yes No

4. Site Address Details

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

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:

Description:

Agricultural land off Henthorn Road, Clitheroe

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)/drawing(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

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

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):

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:

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	0	0
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	To LA standards under Reserved Matters Application		

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):

Refer to drainage strategy/flood risk assessment

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:

Agricultural Grazing Land

Is the site currently vacant? Yes No

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 construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

Yes No

17. Residential Units

Does your proposal include the gain or loss of residential units?

Yes No

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 Unknown

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	0

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	

21. Site Area

What is the site area?

15.70 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:

None

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*) of any part of the land or building to which this application relates.

25. Certificates (Certificate B - continued)

Notice recipient		Date notice served
Name: Mr & Mrs J Spedding		06/12/2010
Number: 202 Suffix:		
Street: Whalley Road		
Locality:		
Town: Clitheroe		
Postcode: BB7 1HT		
Name: Mr R & Mrs O Spedding		06/12/2010
Number: 63 Suffix:		
Street: Fairfield Drive		
Locality:		
Town: Clitheroe		
Postcode: BB7 2PS		
Title: Mr First name: Dean Surname: Fisher		
Person role: Agent Declaration date: 06/12/2010	<input checked="" type="checkbox"/> Declaration made	

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

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

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

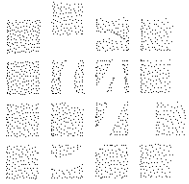
If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Notice recipient		Date notice served
Name: Mr & Mrs F Coar		06/12/2010
Number: Suffix:		
Street: Fields Farm, Clitheroe Road		
Locality:		
Town: Waddington		
Postcode: BB7 3HH		
Title: Mr First Name: Dean Surname: Fisher		
Person role: Agent Declaration date: 06/12/2010	<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

Date: 06/12/2010



2800-
SW

GLADMAN

DEVELOPMENTS LIMITED

Gladman House
Alexandria Way
Congleton Business Park
Congleton
Cheshire
CW12 1LB

Tel: 01260 288800

Fax: 01260 288801

www.gladman.co.uk

Ref: 2010-001/3/dmf

Mr & Mrs F Coar
Fields Farm
Clitheroe
Waddington
Lancashire
BB7 3HH

For the attention of Mr & Mrs F Coar

06 December 2010

Dear Mr & Mrs F Coar

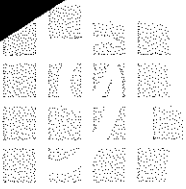
RE: Outline Planning Application for Residential Development, Land at Henthorn Road, Clitheroe (Application Number 3/2010/0719) Change to Description of Development.

As a matter of courtesy we write to inform you that we have amended the description of development to include a doctor's surgery facility on site. Ribble Valley Borough Council may conduct a further consultation period in the near future in this regard.

We trust this information is of assistance, however, should you have any queries or require any further information please do not hesitate to contact the writer

Yours faithfully

Dean Fisher
Project Manager



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Ref: 2010-001/3/dmf

Mr & Mrs J Spedding
202 Whalley Road
Clitheroe
Lancashire
BB7 1HT

For the attention of Mr & Mrs J Spedding

06 December 2010

Dear Mr & Mrs J Spedding

RE: Outline Planning Application for Residential Development, Land at Henthorn Road, Clitheroe (Application Number 3/2010/0719) Change to Description of Development.

The consultation response issued by Clitheroe Town Council revealed a concern regarding a lack of capacity within the existing doctor's facility to accommodate new patients.

Following discussions with Lancashire PCT we now wish to amend our proposals to provide a two room doctor's surgery within our scheme.

As such it is necessary to amend our description of development within our planning application documentation and supporting information. This documentation includes: -

- i Amended Planning Application forms – Sections 3, 25 & 26
- ii Illustrative Masterplan – 4370-P-02 revision G

We trust that the enclosed information is to your satisfaction, however, should you have any queries or require any further information please do not hesitate to contact the writer

Yours faithfully

Dean Fisher
Project Manager

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Cheshire
CW12 1LB

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Fax: 01260 288801

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Ref: 2010-001/3/dmf

Mr & Mrs R Spedding
63 Fairfield Drive
Clitheroe
Lancashire
BB7 2PS

For the attention of Mr & Mrs R Spedding

06 December 2010

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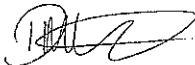
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Yours faithfully



Dean Fisher
Project Manager