



For office use only

Application No

320100738P

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 planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of the Proposal

Please indicate those reserved matters for which approval is being sought (tick all that apply):

- None
 Access
 Appearance
 Landscaping
 Layout
 Scale

Please describe the proposed works:

CONSTRUCTION OF 3 NO AFFORDABLE 2 STOREY HOUSES

Has building or works already been carried out? Yes No

If Yes, please state the date when building or works were started (DD/MM/YYYY):
(date must be pre-application submission)

Have the works been completed? Yes No

If Yes, please state the date when the works were completed (DD/MM/YYYY):
(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting: Northing:

Description:

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).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of 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 Unknown

Is a new or altered pedestrian access proposed to or from the public highway? Yes No Unknown

Are there any new public roads to be provided within the site? Yes No Unknown

Are there any new public rights of way to be provided within or adjacent to the site? Yes No Unknown

Do the proposals require any diversions /extinguishments and/or creation of rights of way? Yes No Unknown

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)

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

If Yes, please provide details:

7. Waste Storage and Collection

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

If Yes, please provide details:

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

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? Yes No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls		STONE / ROUGHCAST OVER BASE	<input type="checkbox"/>	<input type="checkbox"/>	
Roof		BUNG SLATS	<input type="checkbox"/>	<input type="checkbox"/>	
Windows		PAINTED TIMBER	<input type="checkbox"/>	<input type="checkbox"/>	
Doors		PAINTED TIMBER	<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g fences walls)		WALLS + FENCES	<input type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing		BHYMAC + RESIN GRAVEL	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting		—	<input type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)		—	<input type="checkbox"/>	<input type="checkbox"/>	

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:

JW 2266

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Unknown total proposed (including spaces retained)	Difference in spaces
Cars	0	6	<input type="checkbox"/>	+6
Light goods vehicles/ public carrier vehicles			<input type="checkbox"/>	
Motorcycles			<input type="checkbox"/>	
Disability spaces			<input type="checkbox"/>	
Cycle spaces			<input type="checkbox"/>	
Other (e.g Bus)			<input type="checkbox"/>	
Other (e.g Bus)			<input type="checkbox"/>	

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer Cess pit
 Septic tank Other
 Package treatment plant Unknown

Are you proposing to connect to the existing drainage system? Unknown Yes No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

SEWER MAIN STREET

14. Biodiversity and Geological Conservation

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

16. 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 will need to provide a full Tree Survey, with accompanying plan before your application can be determined. 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'.

13. 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 a 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 Unknown

How will surface water be disposed of?

- Sustainable drainage system Existing watercourse
 Soakaway Pond/lake
 Main sewer Unknown

15. Existing Use

Please describe the current use of the site:

VACANT

Is the site currently vacant? Yes No

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

PASTURE - GLEBE LAND

When did this use end (if known)? (DD/MM/YYYY)

Does the proposal involve any of the following:

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

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment

17. Trade Effluent

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

If Yes please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? Yes No
 If Yes, please complete details of the changes in the tables below.

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>		3				3
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							3

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Total proposed residential units (A+B+C+D) = 3

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Total existing residential units (E+F+G+H) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): +3

19. 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

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Unknown	Total gross internal floorspace proposed (including change of use)(square metres)	Unknown	Net additional gross internal floorspace following development (square metres)
A1	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Shops	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Net tradable area:	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
A2	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Financial and professional services	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
A3	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Restaurants and cafes	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
A4	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Drinking establishments	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
A5	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Hot food takeaways	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
B1 (a)	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Office (other than A2)	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
B1 (b)	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Research and development	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
B1 (c)	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Light industrial	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
B2	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
General industrial	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
B8	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Storage or distribution	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
C1	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Hotels and halls of residence	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
C2	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Residential institutions	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
D1	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Non-residential institutions	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
D2	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Assembly and leisure	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
OTHER	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Please specify	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Total							

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Unknown	Total rooms proposed (including changes of use)	Unknown	Net additional room
C1	Hotels	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
C2	Residential Institutions	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Other	Hostels	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees				

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha)

0.082 ha.

23. 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:

Is the proposal a waste management development? Yes No Unknown

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Unknown	Maximum annual operational throughput in tonnes (or litres if liquid waste)	Unknown
Inert landfill	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Non-hazardous landfill	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Hazardous landfill	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Energy from waste incineration	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other incineration	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Landfill gas generation plant	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Pyrolysis/gasification	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Metal recycling site	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Transfer stations	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Household civic amenity sites	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Open windrow composting	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
In-vessel composting	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Anaerobic digestion	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Sewage treatment works	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other treatment	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Storage of waste	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other waste management	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other developments	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? Yes No Not applicable

If Yes, please provide the amount of each substance that is involved

Acrylonitrile (tonnes) <input type="text"/>	Ethylene oxide (tonnes) <input type="text"/>	Phosgene (tonnes) <input type="text"/>
Ammonia (tonnes) <input type="text"/>	Hydrogen cyanide (tonnes) <input type="text"/>	Sulphur dioxide (tonnes) <input type="text"/>
Bromine (tonnes) <input type="text"/>	Liquid oxygen (tonnes) <input type="text"/>	Flour (tonnes) <input type="text"/>
Chlorine (tonnes) <input type="text"/>	Liquid petroleum gas (tonnes) <input type="text"/>	Refined white sugar (tonnes) <input type="text"/>

Other: Amount (tonnes):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant 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 the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY)

[Signature box]

John R Wharton

20-8-10

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Signature box]

[Signature box]

[Date box]

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- § Neither Certificate A or B can be issued for this application
- § All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it but I have/ the applicant has been unable to do so

The steps taken were:

[Text area for steps taken]

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

[Newspaper name box]

[Date box]

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY)

[Signature box]

[Signature box]

[Date box]

25. Certificates (continued)

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:
 Certificate A cannot be issued for this application
 All reasonable steps have been taken to find out the names and addresses of everyone else 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 to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

 Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

 On the following date: _____ (notice must be given at least 21 days before the date of the application)

Signed - Applicant: _____
 Or signed - Agent: _____
 Date (DD/MM/YYYY): _____

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7
 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

Signed - Applicant: _____
 Or signed - Agent: John R Wharton
 Date (DD/MM/YYYY): 20-8-10

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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant: _____
 Or signed - Agent: _____
 Date (DD/MM/YY): _____

26. Planning Application Requirements - Checklist

- Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required the Local Planning Authority has been submitted.
- A completed and dated application form with 3 copies:
 - 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:
 - 3 copies of other plans and drawings or information necessary to describe the subject of the application:
 - The correct fee:
 - 3 copies of a design and access statement:
 - 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):
 - 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.
 Signed - Applicant: _____
 Or signed - Agent: John R Wharton
 Date (DD/MM/YYYY): 20-8-10

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

30. 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) Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

32 010 0738P

JOHN & JENNIFER WHARTON : ARCHITECT DESIGNERS

Craven House
Brook View
Calleton
SKIPTON
North Yorkshire BD23 3EX
tel 01756 792708
fax 01756 795278

DESIGN + ACCESS STATEMENT - OUTLINE APPLICATION

Construction of 3 no Affordable houses

Land between Townhead Farm and Stonehill Barn, Main Street, Grindleton.

site :

A grassed croft, nominal 18m wide x 48m eastern frontage to Main Street set varying between 500mm and 1000mm below Main Street, sloping down to the south.

Main Street contains a mixture of houses bungalows and short terraces either parallel to or at right angles to Main Street, with varying gaps between them. The application site comprises one of the larger gaps offering, as all the other western gaps also do, longer distance views westwards into open countryside. Surrounding buildings are in a mixture of facing materials - some stone, roughcast render, some painted, under slate or tile roofs.

The site is within Grindleton Conservation Area and Forest of Bowland AONB. It currently acts as a small croft and has an animal shelter in the SW corner. The site is bounded by stone walls, timber fences, and a hawthorn roadside hedge.

Housing need :

Ribble Valley Housing needs survey 2006 identified a waiting list of 22 no 2 bedroom houses with a preference for 'social rent' in Grindleton.

The application site is owned by Bradford Diocese, who are prepared to release the land for housing and to facilitate construction of three two bedroomed houses to be let at affordable social rent. They have constructed a

similar housing scheme in Deod to meet local needs in the Yorkshire Dales National Park.

Principle of development / Public benefits :

Ribble Valley Council state that the principle of using the Grindleton site for an identified local need is acceptable "if the development can satisfy PPS 3." (letter from G Thorpe 12-5-10 ref. RV/2010/ENQ/00070)
PPS 5, also quoted, asks local authorities to weigh the public benefit of the proposal against the harm.

The public benefits from the proposal are :

- 1) Satisfying a proven local need for affordable housing at social rental.
- 2) The provision of a new public footway on the western side of Main Street where none currently exists.
- 3) Scheme design to minimise alleged loss of views into AONB and alleged harm to Conservation Area.

Highways :

A pre-application site meeting with highways officer raised no objection to improving the existing site access at the north eastern frontage to a 6m wide verge crossing into a common parking area across the northern edge of the site. Highway visibility is good - both ways.
Access at this point is nearest to the level of Main Street, requiring the minimum amount of on site fill, and suits a development for north facing frontages / bin store location, with long south facing rear gardens.
A new public footway is proposed for the eastern frontage to Main Street, a continuation of the existing footway to the south. No public footway exists on site at present, so this will be a positive public benefit.

Design:

The proposal is for a short terrace of three two storey 2 bedroom houses at affordable social rent. The houses are set roughly central on the site with gable to Main Street, stepped in plan and height to follow site falls - all well below Main Street levels.

By using part room-in-roof first floor accommodation, eaves heights/ridges can be kept low to minimise intrusion.

The stopped form breaks the terrace into three elements, and ridge chimneys add local vernacular detailing.

By setting the building 'gable to road', at least 85% of the available open frontage is retained. The remaining gaps to the front and rear are typical of those elsewhere in the village. The site is not the last nor the only gap in village frontages which allow westerly views out into the AONB.

Because Grindleton Main Street is generally developed only 'one plot' deep from the road there are numerous views out to open agricultural land and the moorland beyond. The 'loss' of 8.8 metre view frontage on the application site in an overall gap of 59 metres is therefore not a serious loss. In such cases PPS 5 Policy HE 9.4 requires the local planning authority to weigh the public benefits of the proposal against the alleged harm.

Under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 local authorities are required to pay special attention to preserving or enhancing the character or appearance of conservation areas. This does not preclude new development altogether.

It is financially unlikely that any affordable housing for Grindleton can be provided by re-use of existing buildings, thus the only practical way will be by purpose designed new build. The proposal is small in scale and appropriate in density for Grindleton.

The proposed siting and orientation of the dwellings do not cause any overlooking or overshadowing issues.

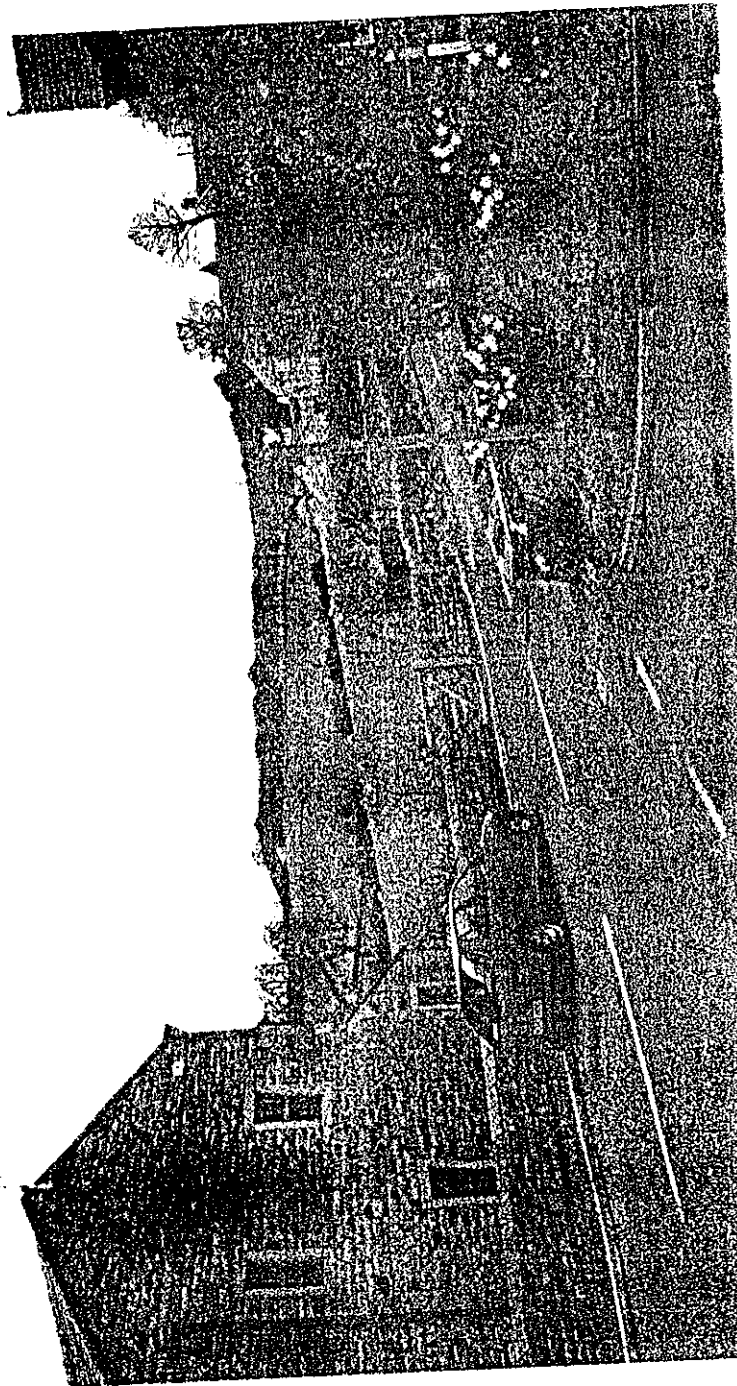
The application drawing JW 2266 is for siting massing and access issues to be determined. House plans and external appearance are for illustrative purposes only.

Access:

Vehicular access is off Main Street, serving the car spaces. Refuse bin storage is on each plot, for roadside collection.

Level access will be available into the north side of each house.

view across site from south east looking
north west



Summary:

- This is a small scale proposal to satisfy a proven local need, in a suitable location near village centre.
- The proposal is designed specifically for its siting and will not cause harm to that location.
- The land is owned by the applicant who can proceed to develop the site and let the dwellings at social rents, without the need for public finance.
- There are public benefits in the proposals which can be weighed against conservation and heritage issues.

John R. Wharton
Architect
July 2010



THE PARISH OF ST. AMBROSE,
GRINDLETON



Rector: Revd. Canon David W. Mewis
The Rectory, Sawley Road, Grindleton, BB7 4QS.
Tel. & Fax. 01200 441154

Mr D Meadows,
Property Officer,
Kadugli House,
Elmsley Street,
Steeton,
Keighley
BD20 6SE

18th August 2010

Dear David,

The Proposal to go for outline planning permission to build three houses
on the Glebe land in Main Street Grindleton.

I would wish to support this sensitive use of Glebe Land on Main Street, Grindleton to provide three affordable houses. The proposal fits in well to other local development. You have also the support of the Parochial Church Council in putting this forward as the Council believes there should be more affordable houses in the village.

Houses of the kind proposed are sorely needed in this village where young people in particular cannot find homes and have to move out from the village to Clitheroe and beyond. My own daughters have had to move from the village because of the lack of affordable property.

A village without the mixture of ages is a village which is in many ways in decline and becomes just a dormitory village. It also ultimately to the demise of shops, the local village school, the village church as well as other facilities.

Yours sincerely,

Revd Canon David W Mewis,
Rector of Grindleton and Chairman of St Ambrose PCC.