

Planning Application

Town and Country Planning Act 1990

Please read the accompanying notes, form P1B, before answering each question. Please complete in BLOCK LETTERS

Application No

Date received

Fee paid £

320070926P

Receipt No

Question 1

Name and Address of Applicant

MR. KEVIN BEYLINGS
C/O FENCEGATE INN - WHEATLEY
LANE ROAD FENCE BURNLEY

Postcode

Tel No

01282 618101

Question 1a

Name and Address of Agent (if any)

FRANK BELSHAW
WHEATLEY SPRINGS BARN
BARROWFORD NELSON

Postcode

Tel No

BB9 6QS

01282 699668

(Contact's name

FRANK BELSHAW

Question 2

Address or Location of Application

Site - indicate on the plan any adjoining land in the applicants control

THE SPREAD EAGLE
CLITHEROE ROAD
BARROW
WHALEY
LANCS

Question 3

Accurate description of the proposed development (including site area if known)

ERECT SMALL EXTENSION TO
KITCHEN AND RELOCATE EXTRACT
DUCT.

Question 4

Type of application

- a Full application for a change of use not involving any building works
b Full application for a change of use and of new building engineering work or alterations
c Outline application for the erection of building(s)

(i) Please state yes/no which matters if any, are being applied for

Siting Design Means of Access External Appearance Landscaping

☐☐☐☐☐

(ii) For residential development give number and type of dwellings (indicate on separate sheet if necessary)

d. Reserved Matters application

(i) Please give reference number of outline permission

(ii) Please state yes/no which reserved matters are being dealt with in this application

Siting

Design

Means of Access

External Appearance

Landscaping

☐☐☐☐☐

e. Continuation of Temporary Permission

Please give reference number of previous permission

f. Modification or Removal of a Condition

Please give the number of the planning permission and the relevant condition

DIRECTOR OF
DEVELOPMENT

25 SEP 2007

ATTENTION ONLY

Please state yes in the appropriate box

NO

YES

☐☐☐☐

Question 5 AccessPlease state
Yes or NoPlease state
Yes or No

Does the proposal involve a new vehicular access?

☒ YES

an altered vehicular access?

☒ NO

a new pedestrian access?

☒ NO

an altered pedestrian access?

☒ NO

Does there exist any public right of way within the application site?

☐ NO**Question 6 Trees**Do you intend to prune or fell any trees as part of the proposed development
If yes, please show the tree(s) on the plan and describe the works proposed☐ NO**Question 7 Existing Uses**Describe the existing or, if vacant,
the last use(s) of the site

RESTAURANT + BAR.

Question 8 Additional Information

- a Is the application for shopping, office, industrial, or other commercial use? If so, please complete a Planning Application (Part 2), form P1A
- b Is the application for or associated with the winning and working of minerals or waste disposal? If so, please complete a Planning Application (Part 3), form P1M

Please state
Yes or No☒ YES☐ NO**Question 9 Drainage/Water Supply**

- a How will surface water be dealt with? TO EXISTAL ON SITE SYSTEM
- b How will sewage be dealt with? " " " " "
- c How will water be supplied? MAINS

Question 10 MaterialsIf building works are proposed please describe all
external materials, including roof materials (e.g. brick
walls, colour, make and type and show them on your
plan)STONE WANS TO MATCH
EXISTING**Question 11 Plans**Please list the drawings and plans submitted with
this application form (4 sets are required):

5 COPIES SUMMER

" " SITE PLAN

" " SUMMER

SE
89:**Question 12**

Please read and then sign the following statement

Declaration

I wish to apply for planning permission for the development described in this application and accompanying plans
and enclose the fee of £ 105Signed Frank Belsh

(Applicant/Agent)

Date 22/9/07

Question 13Certificate under Article 12A Town and Country Planning General Development Order 1988
Certificate AI certify that on the day 21 days before the date of the accompanying application nobody, except the applicant was
the owner of any part of the land to which the application relates
None of the land to which the application relates is, or is part of, an agricultural holdingSigned Frank Belsh (Applicant/Agent) Date 22/9/07

Planning Application (Part 2)

Application No.

320070926P

and Country Planning Act 1990

Additional information in respect of Shopping, Office, Industrial or Other Commercial Use

Please read notes overleaf before filling in this form.

Please complete each section.

Question 15

Nature of Proposed Development

A. Please indicate which of the following is involved in the development:

Shopping Office Industrial Other (please specify)

☐☐☐☒

PUBLIC HOUSE AND RESTAURANT

B. If the proposal forms part of a larger scheme or is to replace existing buildings, please provide as much detail as you can about your ultimate development

Question 16

Industrial Development only

Describe the type of work and the machinery involved.

Question 17

Floorspace

Is any new floorspace created/

If yes, please complete A and B.

If no, please complete B.

Please State
Yes or No

☐

A. The proposal involves a change in floorspace from approx. 696.4 sq.m.

to approx. 708.2 sq.m. This new total includes the following floorspace:-

Shopping 0 sq.m. Office 10 sq.m. Industrial 0 sq.m. Other 698.2 sq.m.

B. The existing floorspace includes:-

Shopping 0 sq.m. Office 10 sq.m. Industrial 0 sq.m. Other 686.4 sq.m.

Question 18

Employment

How many staff are employed at present?

Shopping 0 Office 0 Industrial 0 Other 0

How many staff will be employed?

Shopping 0 Office 2 Industrial 0 Other 18

Question 19

Parking Arrangements

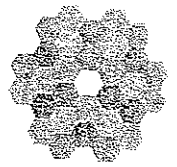
Describe the car parking and servicing arrangements and show them on your plan

EXISTING CAR PARK

1978 1984

Land Registry
Official copy of
title plan

Title number LA700292
Ordnance Survey map reference SD7337NE
Scale 1:1250 enlarged from 1:2500
Administrative area Lancashire: Ribble Valley



© Crown Copyright Produced by Land Registry Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey Licence Number 100026316

Lamb Roe
Cottage

Exton Terr



Whalley
Industrial Park

Spread Eagle Farm

Spread Eagle Farm Barn

Proposed extension

Bramley Croft

Spread
Eagle
()

Garage

Nursery

320070926P

This official copy issued on 20 March 2007 shows the state of this title plan on 20 March 2007 at 15:51t isl.
admissible in evidence to the same extent as the original (s 67 Land Registration Act 2002)
This title plan shows the general position, not the exact line, of the boundaries It may be subject to distortions in scale
Measurements scaled from this plan may not match measurements between the same points on the ground See Land
Registry Public Guide 7 - Title Plans
This title is dealt with by Land Registry, Lancashire Office.

Design Statement

**Full planning application for extension to the
spread eagle, barrow, whalley.**

Mr. Kevin Berkins

September 2007

Design Statement

Site assessment

To achieve a good overall impression and "feel" for the site, it was important to ensure, that the topographic and photographic survey, not only included the site itself, but also the surrounding road links, and the residential properties to the West..

The physical attributes of the application site presently comprise a recently extended public house with a large car park to the south, beyond the car park is a large area of rough grass land which we propose to surface with tarmacadam to extend the car parking area. Across Clitheroe road, to the east, is a garage and a nursery.

Economically, there can be no doubts that the proposal will benefit the locality. The present operation has not been profitable and indeed the business has now ceased to trade. The extension is vital to ensure the successful operation of the new business. The new owner has several similar operations including the Fence Gate Inn at Fence near Burnley which has recently won many awards for it's fine dining .

Involvement

The involvement of senior planning officers was sought, at a very early stage, in the design process. Following a preliminary meeting with a senior Planning officer, it was clear that the proposed use complies with the local planning policies and the extension would be acceptable in principle provided the design was of a sufficient quality.

Evaluation

It is envisaged that there may be objections from the local residents regarding the kitchen extension, which has been designed to have no windows, and be built in solid masonry, to ensure top-level sound insulation. This extension is required following discussions with experienced kitchen equipment manufacturers and installers, who advise that the additional space is essential to ensure the operational aspects of food preparation are perfected.

Design

The previous sections do not seek to weigh the identified opportunities and constraints, although evidently – in terms of establishing the principles for the design – it is important that a distinction is drawn between the fixed opportunities and constraints (requirements) and those which are flexible (objectives).

In summary, the design requirements are as follows:

- (i) The location of the site;
- (ii) The configuration and alignment of the access route, and
- (iii) The relationship of adjoining buildings.

The above matters are, therefore, important and central to the site's development, which must be addressed at application stage

The other identified opportunities and constraints are not absolute requirements, but represent objectives for design.

In this case, it is contended that there is no overriding requirement in terms of the form and character of the proposed extension, save that it should promote an innovative and appropriate design whilst respecting the site's localised and wider setting, in terms of visual amenity.

The design solutions to the development of the subject site, are illustrated on drawing nos. 2006/114/01 & 2006/114/KE

These drawings form part of the application submission and illustrate the proposed site layout and elevational treatment.

The design of the building is considered to address the site's context. That is, it ensures the development has a sympathetic relationship with the surrounding areas/landscaping, whilst advancing an innovative design in recognition of the site's road side location and, thereby, the need to create a sense of identity.

In particular, the following should be acknowledged:

- (i) The height of extension is lower than the host building.
- (ii) The external treatment of the facades adopt the finishes of the local vernacular architecture i.e. natural coursed stone.
- (iii) The flat roof keeps the height of the proposal within acceptable parameters.

Use

The use as a family restaurant and drinking establishment is historic and is to be continued.

Amount

The size of the extension has been governed by the economic necessity to ensure the business can succeed.

Layout

The rationale to the layout proposal, in the context of the previously discussed design requirements and objectives, can be summarised as follows.

- 1) The siting of the extension is governed by the business operation and site parameters.
- 2) The extension, has been well thought out, to maintain an appropriate relationship, in proximity terms, to neighbouring buildings and to the existing vehicle loading area.

Scale

The scale of the extensions has been determined to ensure their subservience to the main existing structure.

Landscaping

Unfortunately no landscaping can be accommodated on this scheme

Appearance

It will be obvious to consultees that this extension has been designed to blend seamlessly in with their surroundings.

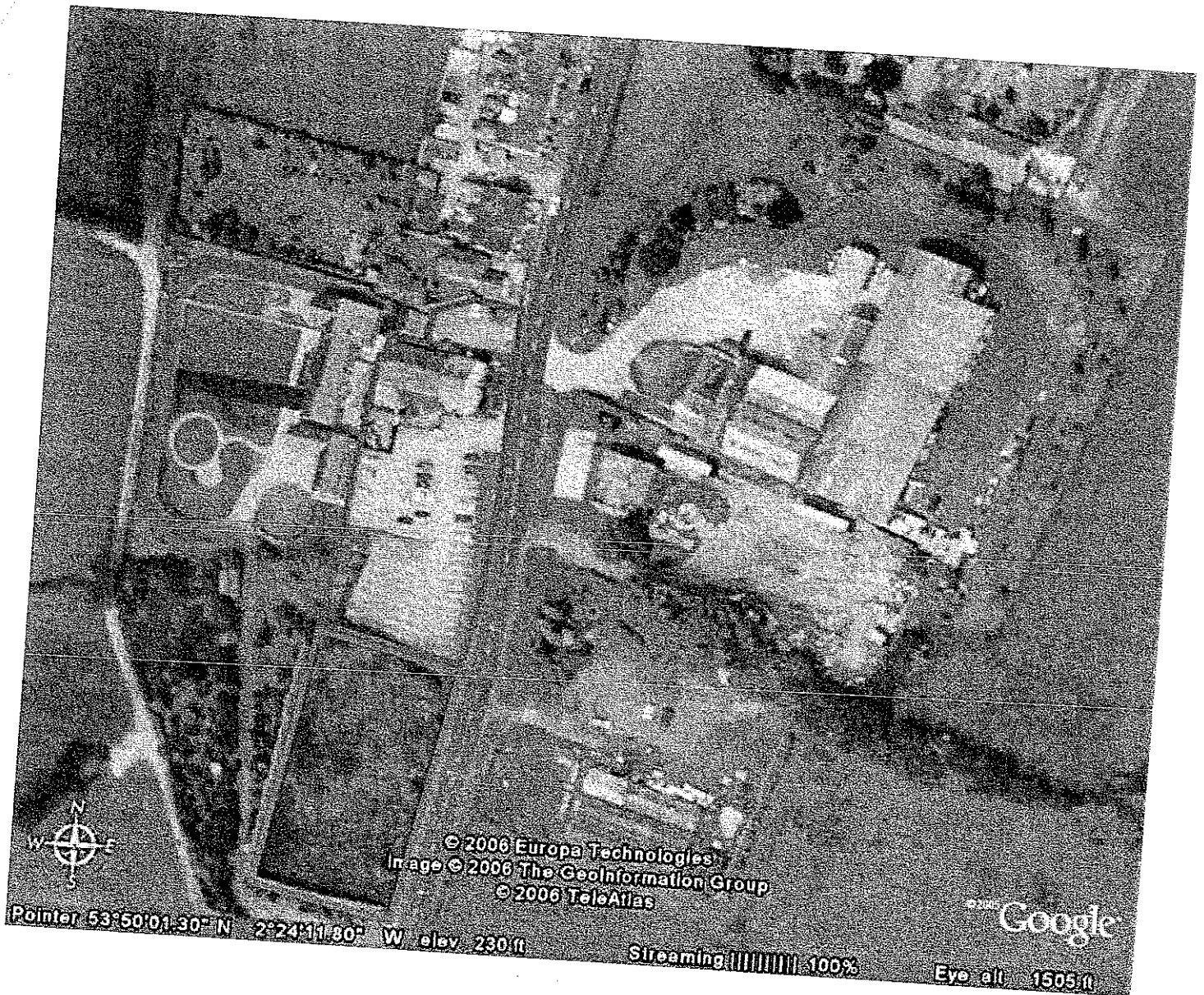
The walls will be faced with natural stone to compliment the surrounding structures

ACCESS

The existing access onto Clitheroe road will be maintained unaltered as this will be the main point for delivery of goods.

In the event of an emergency, by law, the restaurant operators will have an evacuation plan (which is registered with the fire prevention department) There will be a designated assembly area outside the building which, will be in a position agreed with the fire department. Access for emergency vehicles will be from Clitheroe Rd.

320070926 P.



© 2006 Europa Technologies
Image © 2006 The GeoInformation Group
© 2006 TeleAtlas

Google

Point 53°50'01.30" N 2°24'11.80" W elev. 230 ft

Streaming 100%

Eye alt 1505 ft