

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. **320070941P**

Date Received:

Fee Paid £

Receipt No.:

Question 1

Your Name and Address:

AJA SMITH TRANSPORT LTD.
SALTHILL INDUSTRIAL ESTATE
LINCOLN WAY
CLITHEROE

Postcode: BB7 1QL

Tel. No:

Question 1a

The Name and Address of any person acting for you:

SUNDERLAND PEACOCK ASSOCIATES LTD.
STANLEY HOUSE
LOWERGATE
CLITHEROE
LANCASHIRE

Postcode: BB7 1AD

Tel. No: 01200 423178

(Contact's name: P.COTTIER

Question 2

Address or Location of Application Site – indicate on the Plan any adjoining land in the applicant's control:

FORMER GEE-CO SITE, UP BROOKS,
TAYLOR STREET, CLITHEROE,
BB7 1NL

Question 3

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

PROPOSED CHANGE OF USE OF
EXISTING LARGE INDUSTRIAL UNIT INTO
4NO SMALLER INDUSTRIAL UNITS.

Question 4

Type of Application

a. Full application for a change of use not involving building works:

b. Full application for a change of use and/or 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:

Layout

Scale

Means of access

External Appearance

Landscaping

☐
☐
☐
☐
☐

(ii) For residential development give number and type of dwelling (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:

Layout

Scale

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:

Please state yes in the appropriate box

☐

YES

☐

DIRECTOR OF DEVELOPMENT	
- 1 OCT 2007	
FOR THE ATTENTION OF	☐

Question 5 AccessPlease state
Yes or noPlease state
Yes or no

Does the proposal involve a new vehicular access?

An altered vehicular access?

A new pedestrian access?

An altered pedestrian access?

Does there exist any public right of way within the application site? EXISTING FOOTPATH RUNS ALONG THE LINE OF THE LAND OWNERSHIP NEXT TO THE SITE.

Question 6 TreesPlease state
Yes or noDo 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:**Question 7 Existing Uses**

Describe the existing or, if vacant, the last use(s) of the site: INDUSTRIAL

Question 8 Additional InformationPlease state
Yes or no

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

Question 9 Drainage/Water Supply

- a. How will surface water be dealt with? VIA EXISTING SURFACE WATER SYSTEM.
 b. How will sewage be dealt with? VIA EXISTING FOUL WATER SYSTEM
 c. How will water be supplied? MAINS FEED AS EXISTING.

Question 10 Materials

If 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):

ALL EXTERNAL MATERIALS TO MATCH THAT OF EXISTING (WALL CLADDING, WINDOWS AND DOORS).

Question 11 Plans

Please list the drawings and plans submitted with this application form (5 sets are required):

LOCATION PLAN

- 3714 - 01 EXISTING SITE PLAN
 3714 - 02A UNIT 1 EXISTING PLAN
 3714 - 03 UNIT 2 EXISTING PLAN
 3714 - 05 PROPOSED SITE PLAN
 3714 - 06A UNIT 1 PROPOSED PLAN
 3714 - 07 UNIT 2 PROPOSED PLAN

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 £265.00

Signed

P. COTTIER (Applicant/Agent)

Date... 27/09/07

Question 13

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

I 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 holding.

Signed

P. COTTIER (Applicant/Agent)

Date... 27/09/07

Planning Application (Part 2)

PIA

Application No 020070941P

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)

☐

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.

NONE

Question 17

Floorspace

Please state
Yes or No

Is any new floorspace created?

If yes, please complete A and B.

If no please complete B.

NO

- A. The proposal involves a change in floor space from approxsq.m.
To approxsq.m. This new total includes the following floor space:-
Shoppingsq.m. Officesq.m. Industrialsq.m. Othersq.m.
- B. The existing floor space includes:-
Shoppingsq.m. Officesq.m. Industrial 1116 sq.m. Othersq.m.

Question 18

Employment

How many staff are employed at present? NONE AT THE MOMENT

Shopping.....

Office.....

Industrial.....

Other.....

How many staff will be employed? NOT KNOWN AT THIS STAGE

Shopping.....

Office.....

Industrial.....

Other.....

Question 19

Parking Arrangements

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

AS EXISTING

Question 20**Traffic**

Estimate the number of vehicles visiting the site each day. UNKNOWN AT PRESENT

Question 21 Hazardous Materials

Does the proposal involve the use or storage of hazardous materials?
(Read Note 21 carefully).
If yes, please state which materials.

Please state
Yes or no

NO

Notes

This form provides additional information in respect of applications for shopping office, industrial and other commercial developments.

Question 15

Nature of Proposed Development – The planning department would like to know about your proposal, for example is it part of a larger scheme for which planning permission will be sought at a later date, or is it intended to replace existing premises which are becoming unsatisfactory?

Question 16

Industrial Development – The information provided about the processes to be carried on and the type of machinery used will enable the local planning authority to determine the type of industry involved.

Question 17

Floorspace – Gross floorspace is the whole area enclosed by the building, net floorspace excludes circulation space and joint services, e.g. toilets.

Question 18

Employment – This information is helpful to the department, but it is appreciated that at the planning stage the figures may only be an approximation.

Question 19

Parking – All developments will normally be required to provide appropriate car parking and servicing space. Details of the County Council's Car Parking Standards can be obtained from the planning department and staff are available to advise on this matter.

Question 20

Traffic – An estimate of the number of vehicles, other than those of individual employees driving to work, will enable the department to assess the impact of the development on surrounding roads.

Question 21

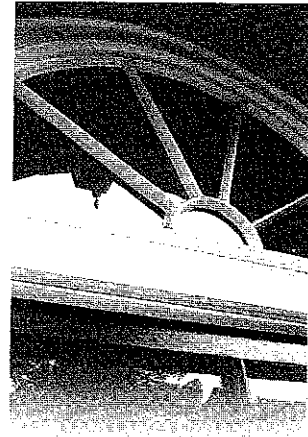
Hazardous Materials – These are defined by regulations set down by the Government and a current list is available at the planning office, form HM. If the proposal involves the use or storage of any of the materials on this list, then please provide as much detail as you can in answer to Question 21.

This is a detailed black and white map of an industrial and residential area. The map shows various buildings, streets, and landmarks. A specific area is highlighted with a thick black outline and labeled 'unit 1A', 'unit 2', 'unit 1B', and 'unit 3'. Other labels include 'Enterprise Works', 'Works', 'Depot', 'Postbox', 'Hawthorne Industrial Park', 'El Sub Sta', 'Post', 'Brookside County Primary School', 'Mealy Brook', 'Winterhouse', 'Stone', '2600', 'Path', 'LB', 'BRACKENHURGH', and 'BRIGHT STREET'. A compass rose is visible in the bottom left corner.



320070941P

**SUNDERLAND PEACOCK
AND ASSOCIATES LTD**
ARCHITECTS AND DESIGNERS



**DESIGN AND ACCESS STATEMENT
FOR THE PROPOSED CHANGE OF USE FROM ONE
INDUSTRIAL UNIT TO FOUR SMALLER INDUSTRIAL UNITS
AT THE FORMER REDUNDANT OLD GEE-CO SITE, UP BROOKS,
CLITHEROE
FOR AJA SMITH TRANSPORT LTD**



JOB REF: 3714

DATE: 17.07.07

DESIGN OBJECTIVES

1. To split an existing large redundant industrial unit into 4no smaller industrial units.
2. Site improvements including new reception and entrance areas, fire exits and additional doors.
3. Utilisation of the existing units to bring them up to today's standards.

DESIGN STRATEGY

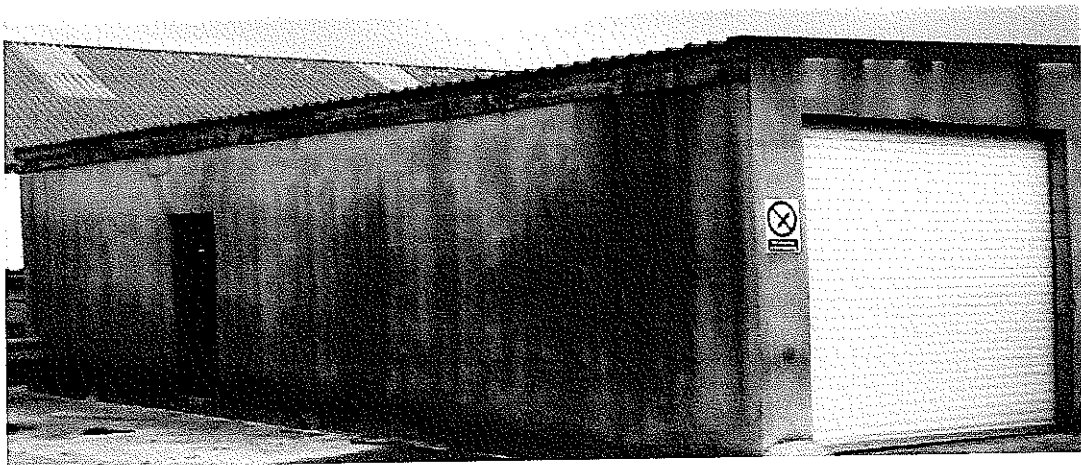
The site was formerly used by Gee-Co (precast) Ltd who manufactured concrete lintels along with other pre-cast items. There are three existing units on the site – Unit 1, 2 and 3



Pl. 1 Photograph of Unit 1



Pl. 2 Photograph of Unit 2



Pl. 2 Photograph of Unit 3

The site has recently been acquired by the applicant who intends to split the site into four smaller units in line with market demand. Various minor repairs and improvements are proposed to units 1A, 1B and 2 – including new doors and fire exits.

USE

Industrial use.

LAYOUT

No new units are to be constructed

The units will remain as they currently do with no increase in floor area.

No changes are proposed to the existing entrance or main access road.

SCALE

The existing units are typical industrial buildings in height and size – no change proposed to them what so ever – all as existing.

APPEARANCE

Only minor alterations are proposed externally, new door and window openings to Units 1A, 1B and 2. Existing dilapidated external gable wall on Unit 2 to be rebuilt – appearance to match that of the existing which was demolished (industrial wall cladding).

ACCESS

There are currently steps up into the Units 1A and 1B but we are to introduce a level access approach to these units. These units will be level access throughout with no vertical trip barriers.