



RIBBLE VALLEY
BOROUGH COUNCIL

17 JUN 2011

FOR THE
ATTENTION OF

For office use only

Application No: 920110475 P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission and consent to display advertisement(s).

Town and Country Planning Act 1990

Town and Country Planning (Control of Advertisement) Regulations 2007

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:	Mr	First name:	Mike	Surname:	Thomson
Company name:	E H Booth & Co				
Street address:	Booths Central Office		Country Code	National Number	Extension Number
	Longridge Road		Telephone number:		
			Mobile number:		
Town/City:	Ribbleson		Fax number:		
County:	Lancashire		Email address:		
Country:					
Postcode:	PR2 5BX				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Jeremy	Surname:	Birtwell
Company name:	Wilson Mason & Partners				
Street address:	Upland House Spring Lane		Country Code	National Number	Extension Number
	Samlesbury		Telephone number:		
			Mobile number:		
Town/City:	Preston		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	PR5 0UX		jbirtwell@wilsonmason.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

New link between existing Spar/Subway building and existing Booths sales building.

Extension of existing Booths sales building to the West to provide support facilities to hot and cold food counters.

Relining part of East car park to provide a safe loading area for goods vehicles, new disabled and parent & child parking, and new parking in lieu of recycling point

Has the building, work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

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

House:		Suffix:	
House name:	E H BOOTHS & CO LTD		
Street address:	BERRY LANE		
	LONGRIDGE		
Town/City:	PRESTON		
County:			
Postcode:	PR3 3NH		

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

Easting:	360294
Northing:	437577

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

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

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

An existing bin store area in 1.8m high stained timber cladding exists by the existing Subway entrance. This will be reused.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Booths standards include collection by Booths recycling team for disposal following sorting at Bluebell Way main Booths depot.

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):

Walls - description:

Description of *existing* materials and finishes:

Rendered front and part side of Booths supermarket with aluminium shop front fascia, otherwise grey metal cladding

Description of *proposed* materials and finishes:

Proposed extension consists of fascia and rendered blockwork to match existing

Roof - description:

Description of *existing* materials and finishes:

Fibre cement profiled sheet

Description of *proposed* materials and finishes:

Existing roof remains unchanged. The proposed extension will have a low 1:60 pitched single ply membrane in a grey similar to the cladding

9. (Materials continued)

320110475 P

Windows - description:Description of *existing* materials and finishes:

Existing windows are polyester powder coated aluminium

Description of *proposed* materials and finishes:

No additional windows are proposed

Doors - description:Description of *existing* materials and finishes:

Polyester powder coated aluminium

Description of *proposed* materials and finishes:

Existing Booths shop doors to remain. New doors to provide personnel access and escape in the warehouse will be polyester powder coated steel. The new roller shutter will be polyester powder coated steel. The colour will be light grey to match the cladding.

Boundary treatments - description:Description of *existing* materials and finishes:

Existing galvanised steel around the plant and delivery area to the West of the Booths supermarket. There are low level red brick and cream painted block defining the site ownership to the West of site.

The East of site is bounded by concrete posts and wire mesh, low level buff brick wall, and various height timber fences

Description of *proposed* materials and finishes:

The existing galvanised fencing around the current plant area to the West of the Booths supermarket will be partially moved in front of the new extension, to create a secure location for the chiller condensers.

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

Macadam with white lining

Description of *proposed* materials and finishes:

Existing retained with new lining to:

- parent and child spaces

- hatching for goods vehicle use

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:

5432 L(1-)-02 Proposed Plan

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	143	135	-8
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	2	4	2
Cycle spaces	0	0	0
Other (e.g. Bus)	7	9	2
Short description of Other	Parent and child spaces		

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):

Existing foul connection is at the rear of the building by the WC facilities as shown on 5432 L(1-)-02. No underground drainage is known.

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:

Booths supermarket and Spar/Subway shop with associated car parking

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

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Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes ☐ No

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops Net Tradable Area	1009.0	170.0	0.0	-170.0
A2 Financial and professional services	0.0	0.0	0.0	0.0
A3 Restaurants and cafes	0.0	0.0	0.0	0.0
A4 Drinking establishments	0.0	0.0	0.0	0.0
A5 Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a) Office (other than A2)	100.0	0.0	0.0	0.0
B1 (b) Research and development	0.0	0.0	0.0	0.0
B1 (c) Light industrial	0.0	0.0	0.0	0.0
B2 General industrial	0.0	0.0	0.0	0.0
B8 Storage or distribution	146.0	0.0	295.0	295.0
C1 Hotels and halls of residence	0.0	0.0	0.0	0.0
C2 Residential institutions	0.0	0.0	0.0	0.0
D1 Non-residential institutions	0.0	0.0	0.0	0.0
D2 Assembly and leisure	0.0	0.0	0.0	0.0
Other Please Specify	0.0	0.0	0.0	0.0
Total	1255.0	170.0	295.0	125.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	23	23	0
Proposed employees	28	28	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
A1	07:00:00	22:00:00	07:00:00	22:00:00	10:00:00	16:00:00	☐

21. Site Area

What is the site area?

306

sq.metres

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:

Not applicable

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s):

Dibond aluminium panels in red, with white "Booths" lettering in individual letters, extending from the fascia by 100mm

How many of the following type of advertisements are you applying for?

Fascia sign(s)

2

Projecting or hanging sign(s)

0

Hoarding(s)

0

Other

0

25. Location of Advertisement(s)

Is the advertisement(s) you are applying for already in place?

☐ Yes ☒ No

Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal?

☒ Yes ☐ No ☐ Not Applicable

If Yes to either or both above, please show the existing sign(s) on an elevation drawing or photograph and state the references for the drawing(s) or photograph(s).

Existing plan L(1-)-01 shows a large array of signs on the existing Spar/Subway store. These will be replaced as shown on L(1-)-02 with one "Booths deliveries" sign, and one "Booths sign"

Will the proposed advertisement(s) project over a footpath or other public highway?

☐ Yes ☒ No

26. Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

From:

16/06/2011

To:

16/06/2016

27. Interest in the Land

Does the applicant own the land or buildings where the adverts are to be placed?

☒ Yes ☐ No

28 (a). Details of Proposed Advertisement(s) - Fascia Sign

What is the height from the ground to the base of the advertisement (in metres)?

3.11 m

What is the maximum projection of the advertisement from face of building (in metres)?

0.4 m

What are the dimensions of the proposed advertisement?

Height: 1 x Width: 4.25 x Depth: 0.4 metres

What materials will the sign be made of?

Dibond Aluminium

What is the maximum height of any of the individual letters and symbols (in centimetres)?

60 cm

The colour of text and background:

white text on red background

Will the sign be illuminated? ☒ Yes ☐ No

Will the sign be illuminated internally or externally?

☐ Internally ☒ Externally

Illuminance Levels: 300 cd/m

Will the illumination be static or intermittent?

☒ Static ☐ Intermittent

28 (a). Details of Proposed Advertisement(s) - Fascia Sign

What is the height from the ground to the base of the advertisement (in metres)?

1.665 m

What is the maximum projection of the advertisement from face of building (in metres)?

0.2 m

What are the dimensions of the proposed advertisement?

Height: 775 x Width: 2.125 x Depth: 0.2 metres

What materials will the sign be made of?

Dibond aluminium

What is the maximum height of any of the individual letters and symbols (in centimetres)?

30 cm

The colour of text and background:

white letters on red background

Will the sign be illuminated? ☒ Yes ☐ No

Will the sign be illuminated internally or externally?

☐ Internally ☒ Externally

Illuminance Levels: 300 cd/m

Will the illumination be static or intermittent?

☒ Static ☐ Intermittent

29. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

320110475P

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

30. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

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.

Title: First name: Surname:

Person role: Declaration date: ☒ Declaration made

30. 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

Title: First Name: Surname:

Person role: Declaration date: ☒ Declaration Made

31. Declaration

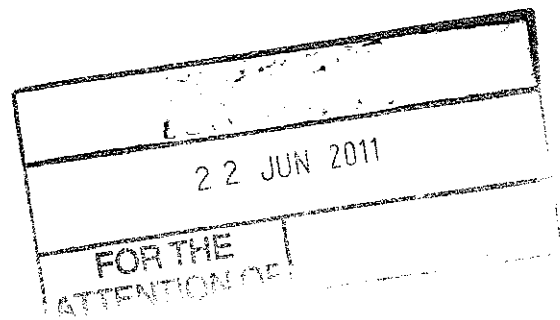
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date:

Design and Access Statement

Project Reference: 5432
 Project Description: Booths Longridge
 Client: Booths
 Date: 22 June 2011
 Revision (2)



Background

Booths have acquired the neighbouring Spar / Subway store and wish to improve the food offer within their existing store. Additional fresh food counters will be provided, which require support facilities (fridges, preparation area) in order for them to work. These areas require an additional extension to the West, and the use of storage facilities within the existing Spar shop.

Design



The location of the proposed extension is to the West of the Site, currently used as trolley store, storage, and chiller compound.

The proposed extension will be rendered block to match existing, with a dibond fascia to match existing, the height of which will match the existing fascia. A very low pitch roof behind will be hidden by the fascia.

Heritage Statement

In accordance with Planning Policy Statement 5: Planning for the Historic Environment, Policy HE6, we have paid attention to Ribble Valley Borough Council Longridge Conservation area map.
http://www.ribblevalley.gov.uk/downloads/file/3669/longridge_conservation_area_map

This map defines the existing garage, now a Booths store as a Negative Building. However, this map refers to the building as a garage, and is therefore out of date. The Building has been tidied up from its original garage status, and is now a much improved Booths Supermarket.

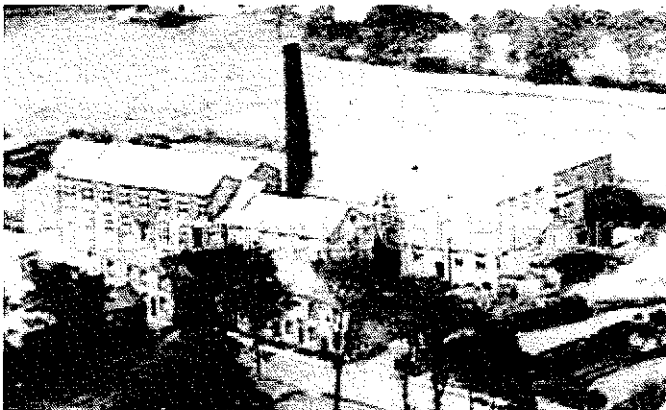
We have also viewed the Longridge Conservation area appraisal document.
http://www.ribblevalley.gov.uk/downloads/file/3904/longridge_conservation_area_appraisal

This document excludes the Booths Supermarket from the Conservation area.

Following further comment from Ribble Valley Council, we have also viewed the Longridge Historic Town Assessment report



The report includes the photograph to the left, showing the only surviving remains of Crumpax Mill



A photo taken Circa 1945 (© Longridge and District Local History Society.)



Photo of Syd Brown & Sons garage before Booths refurbishment, taken August 2004



Photo of Syd Brown & Sons garage roof
before Booths refurbishment, taken
August 2004

Comparing the photos, it's clear that whilst Crumpax Mill may have been an impressive building in 1945, by 2004 there was very little left indeed. When Booths took over the Syd Brown & Sons Garage, the building was improved and brought up to Supermarket specification. The existing steel framed northlight roof was retained.

The East elevation overlooking existing Spar shop and car park was not touched, as Spar owned timber sheds adorning its elevation.

These timber sheds will be removed. The wall is a mixture of brick, stone, blockwork, wood, 3 types of poor old render, with broken glass and rubbish at floor level. This is an eyesore which brings down the area, not a conservation project.

It is the intention to render this existing East wall of the Booths store. This area will be tidied up, and freestanding/clad wall removed in order to allow car park users to access the Booths store.

Finally, relating to the new extension, as this is set well behind the road/pavement area, covered from the north by existing hedges, matching the existing render; it will blend in with the existing building.

Access

The main Booths Longridge store entrance will remain unchanged.

The store area (existing Spar/Subway) will be accessed through a roller shutter door. This replaces the existing white glazed entrance door.

Drainage

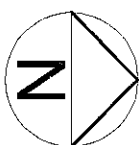
New roof extension surface water, and new prep area foul drainage will be routed below ground to existing mains sewer.

Disabled use

Booths Longridge store currently has WC facilities for disabled staff, and an additional facility will be kept within the existing Spar shop

The store has existing ramped access for wheelchair users into the store.

The car park currently has disabled and parent and child spaces. The existing spar car park which has none of these spaces, will be partially re-lined to accommodate additional disabled and parent and child spaces.



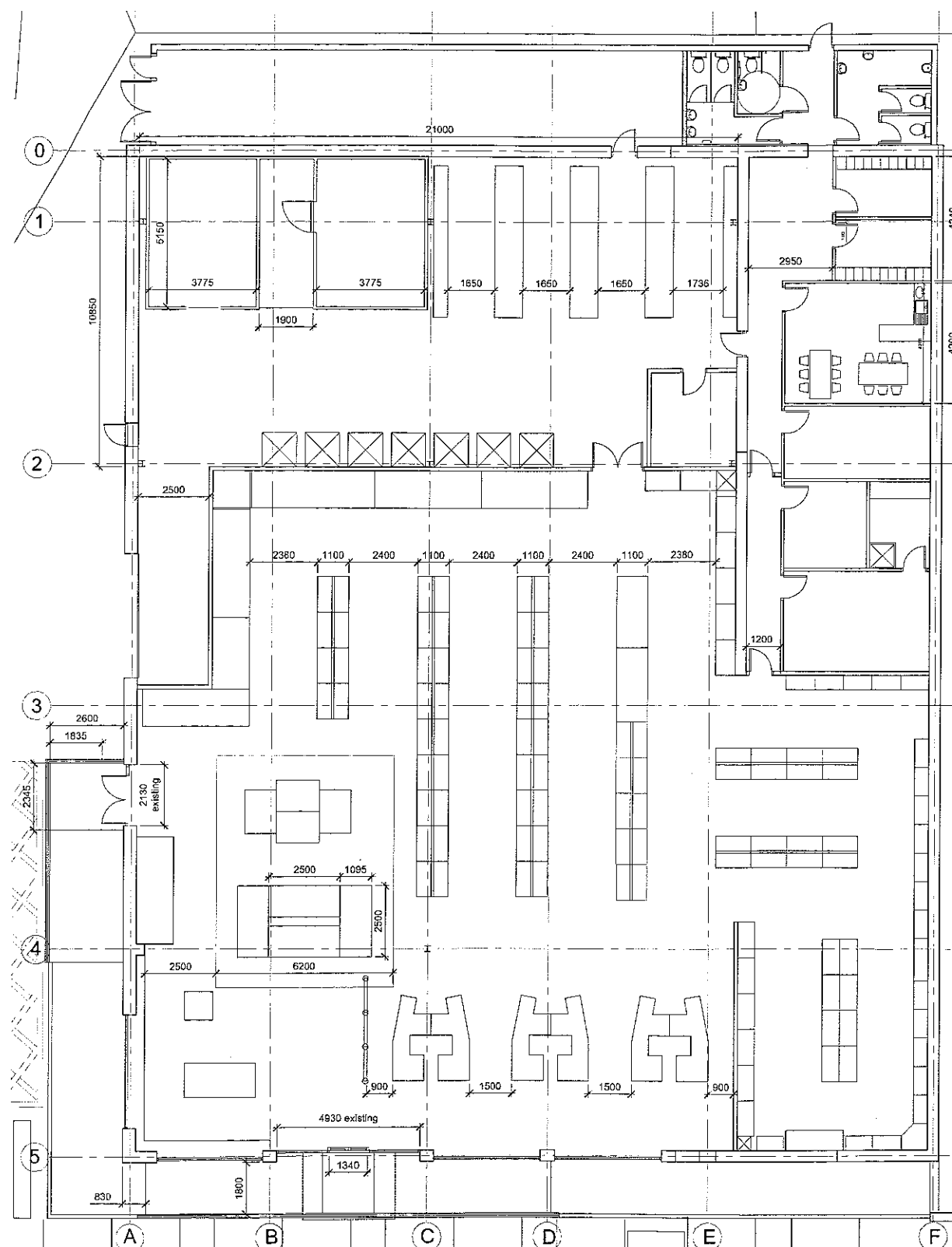
BOOTHS

[illegible]

Project	Extension to Bookings Supermarket
Berry Lane	
Longridge	
By	date
JFB DS	2011.05.23
	1:1250
	A3
Location plan	

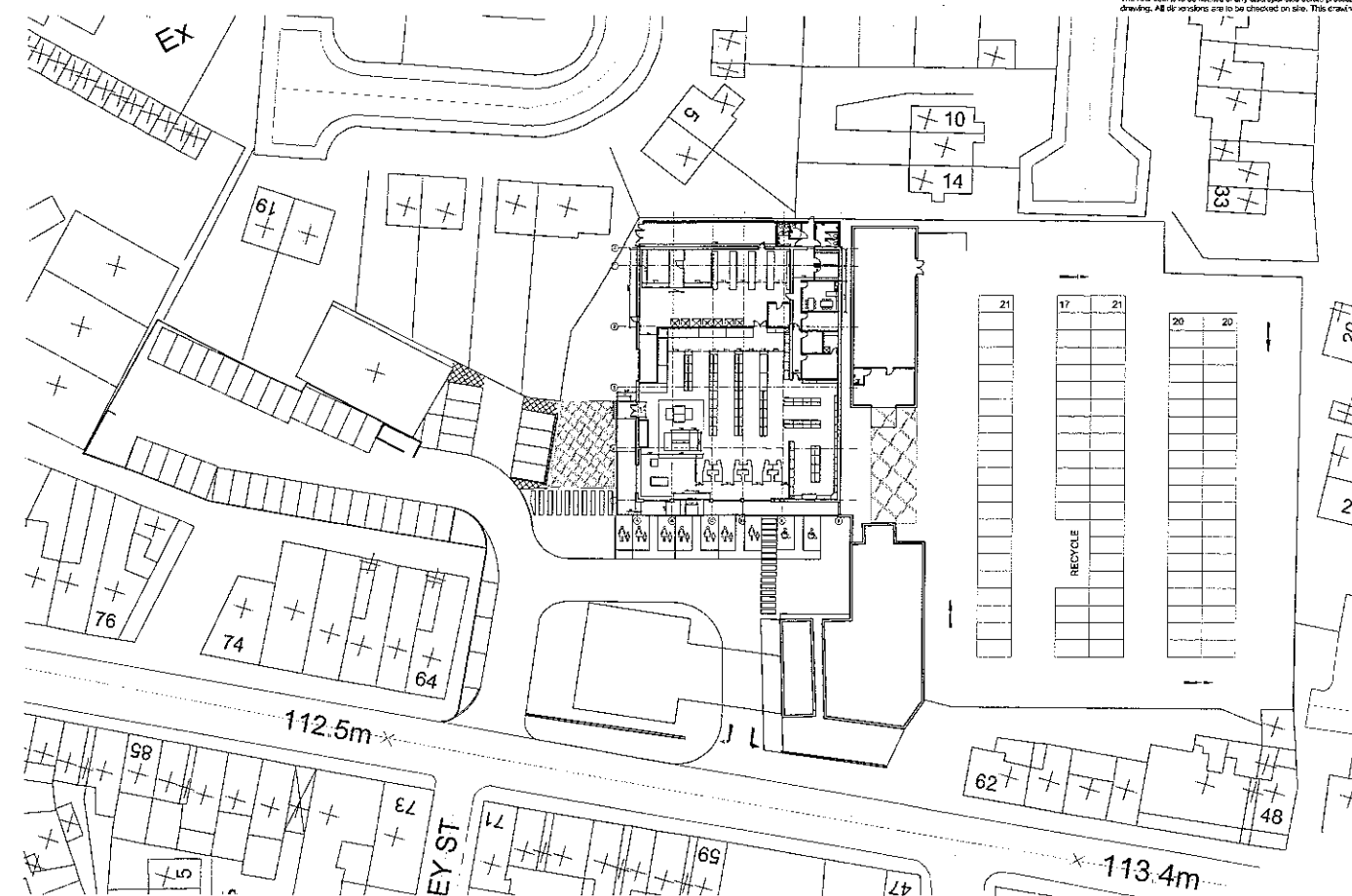
200-5	Job No. 001, PM	001-001
-	5432 L(00)01	-

Wilson
Mason

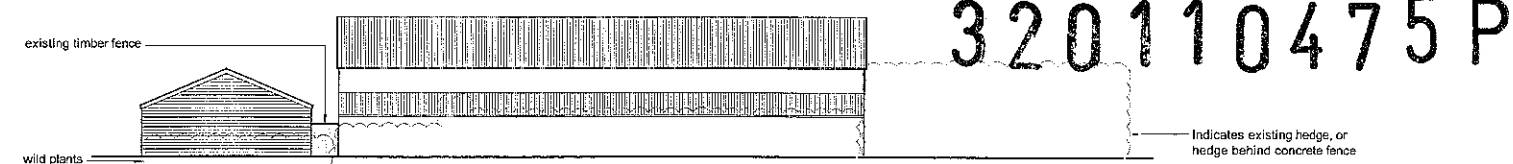


EXISTING STORE LAYOUT

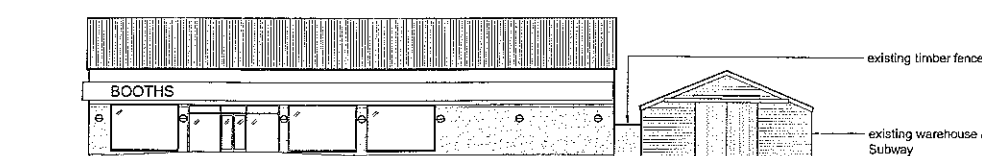
1:100



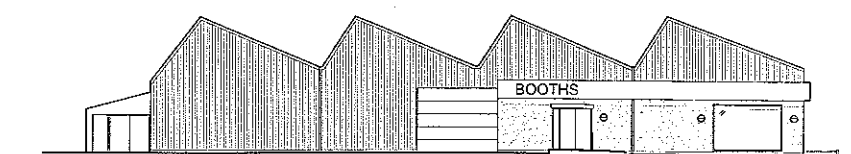
EXISTING SITE PLAN 1:500



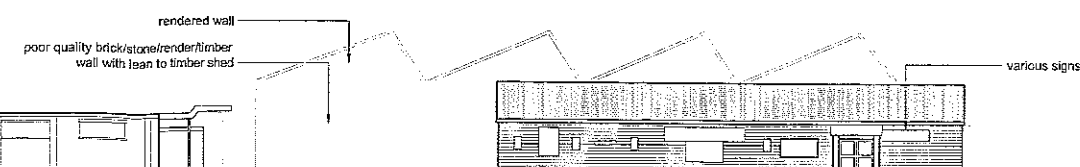
EXISTING NORTH ELEVATION 1:200



EXISTING SOUTH ELEVATION 1:200



EXISTING WEST ELEVATION 1:200



EXISTING EAST ELEVATION 1:200

no.	by	chk.	revision	date
2	JRB	DS	North Elevation added	2011.06.20
1	JRB	DS	additional elevations added	2011.05.23

BOOTH

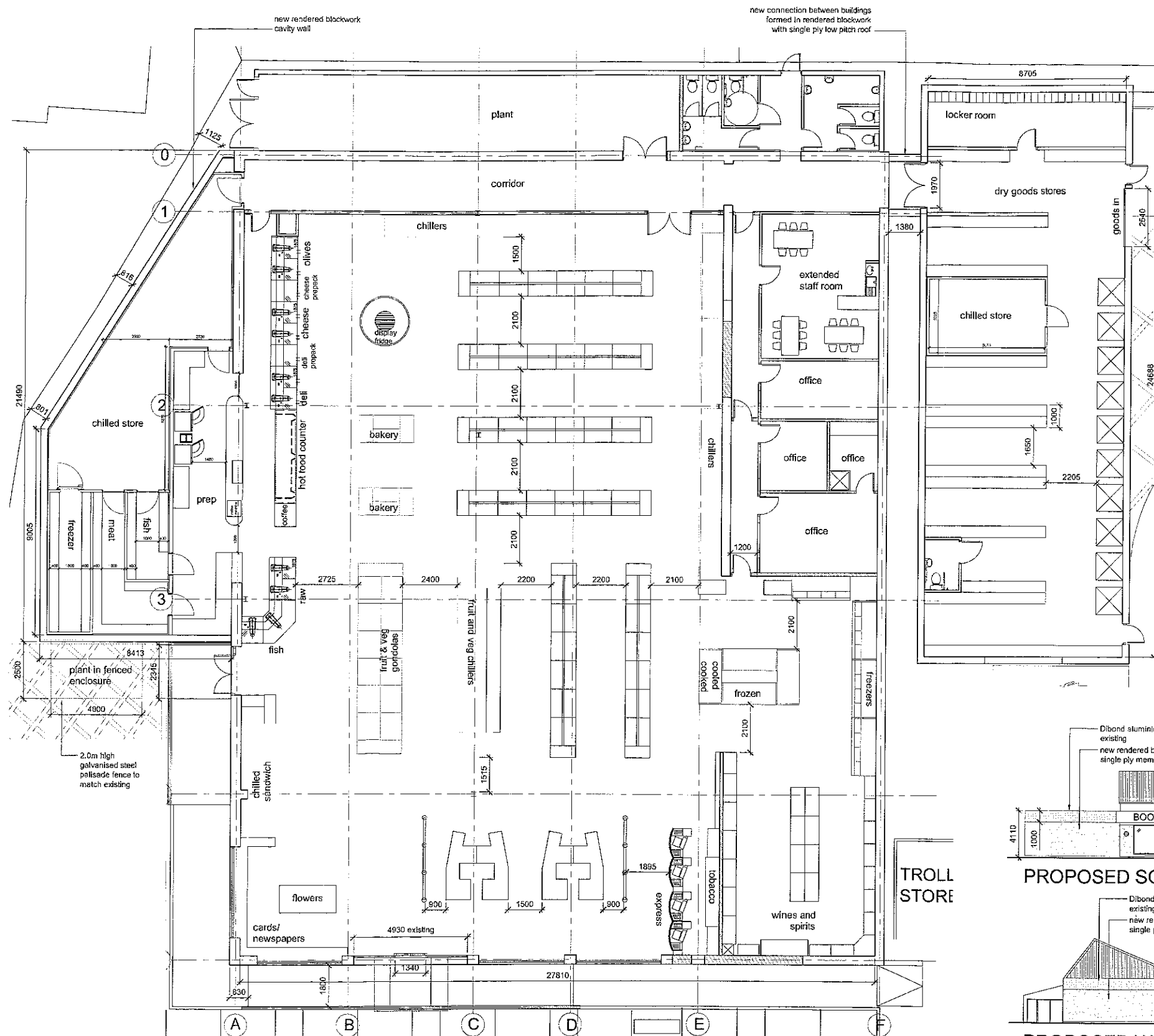
Extension to Booths Supermarket
Berry Lane
Longridge

by JRB DS 20.04.2011 1:100 A1

EXISTING FLOOR PLAN & ELEVATION

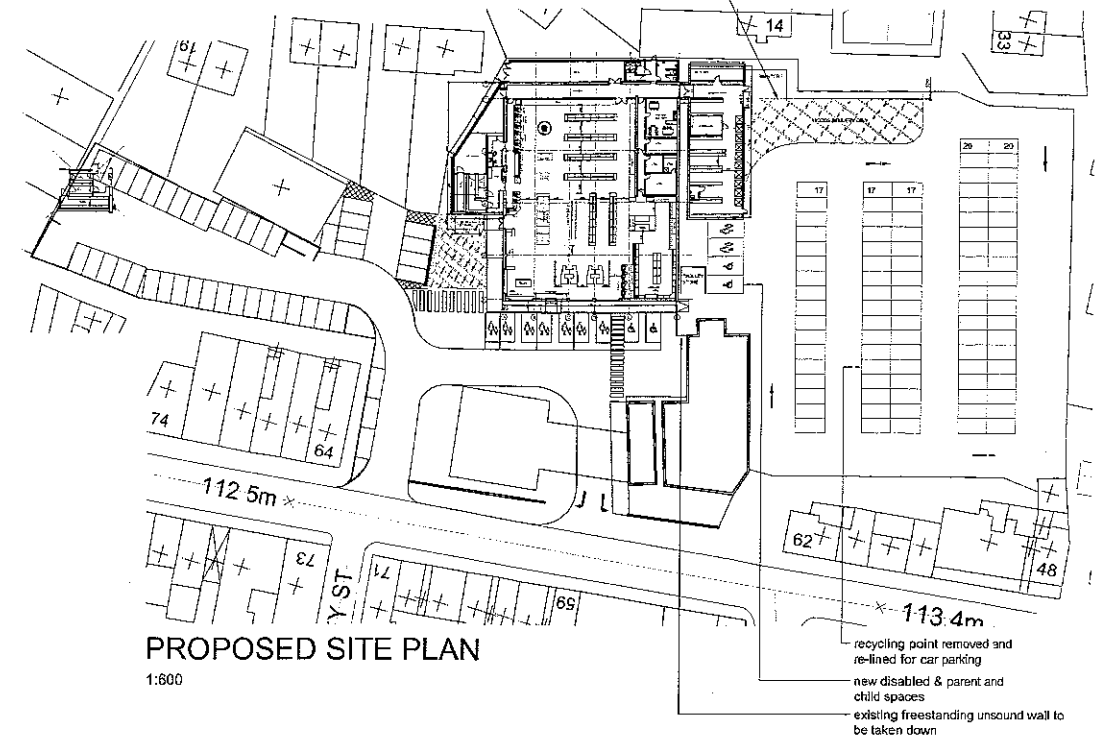
C 5432 L(1-01)

2



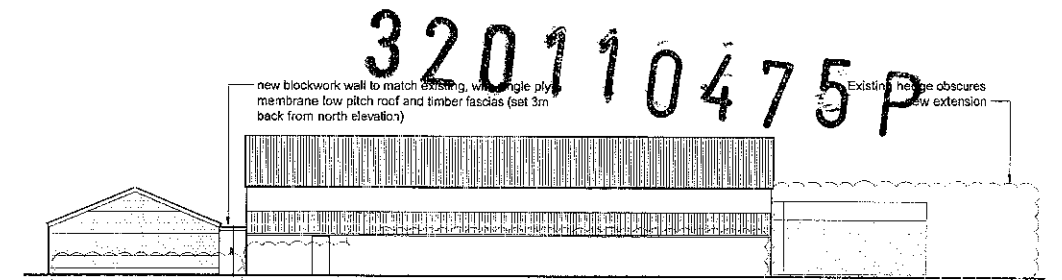
PROPOSED STORE LAYOUT

1:100



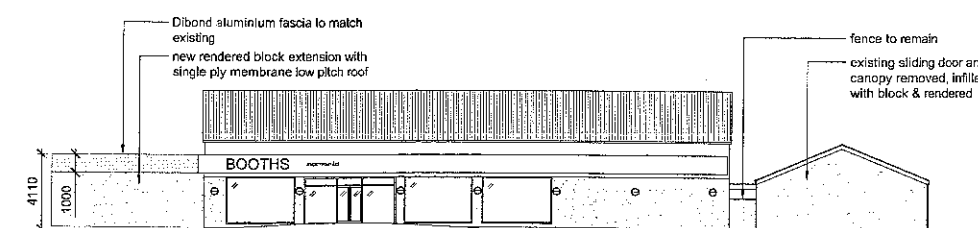
PROPOSED SITE PLAN

1:600



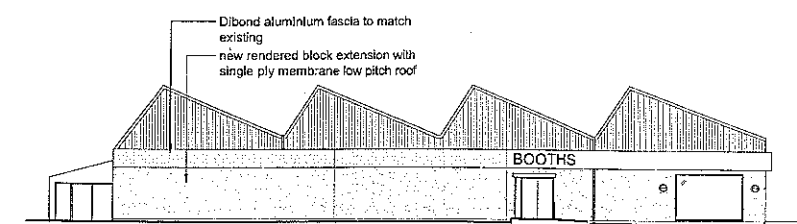
PROPOSED NORTH ELEVATION

1:200



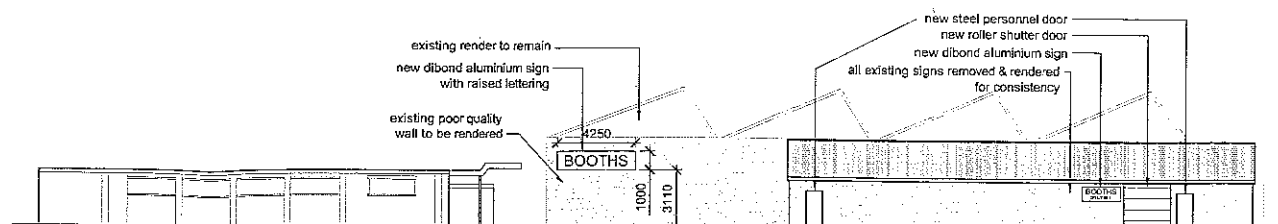
PROPOSED SOUTH ELEVATION

1:200



PROPOSED WEST ELEVATION

1:200



PROPOSED EAST ELEVATION

1:200

4	JRB	DS	Updated to Plan ring comment 08.29	2011.06.20
3	JRB	DS	Additional notes added following survey	2011.06.05
2	JRB	DS	Updated to meeting dated 2011.06.19	2011.06.23
1	JRB	DS	Updated to meeting dated 2011.06.19	2011.06.12
1.1	by	DSK	revised	date

BOOTHS

Extension to Booths Supermarket
Berry Lane
Longridge

by DSK DSK scale sheet size

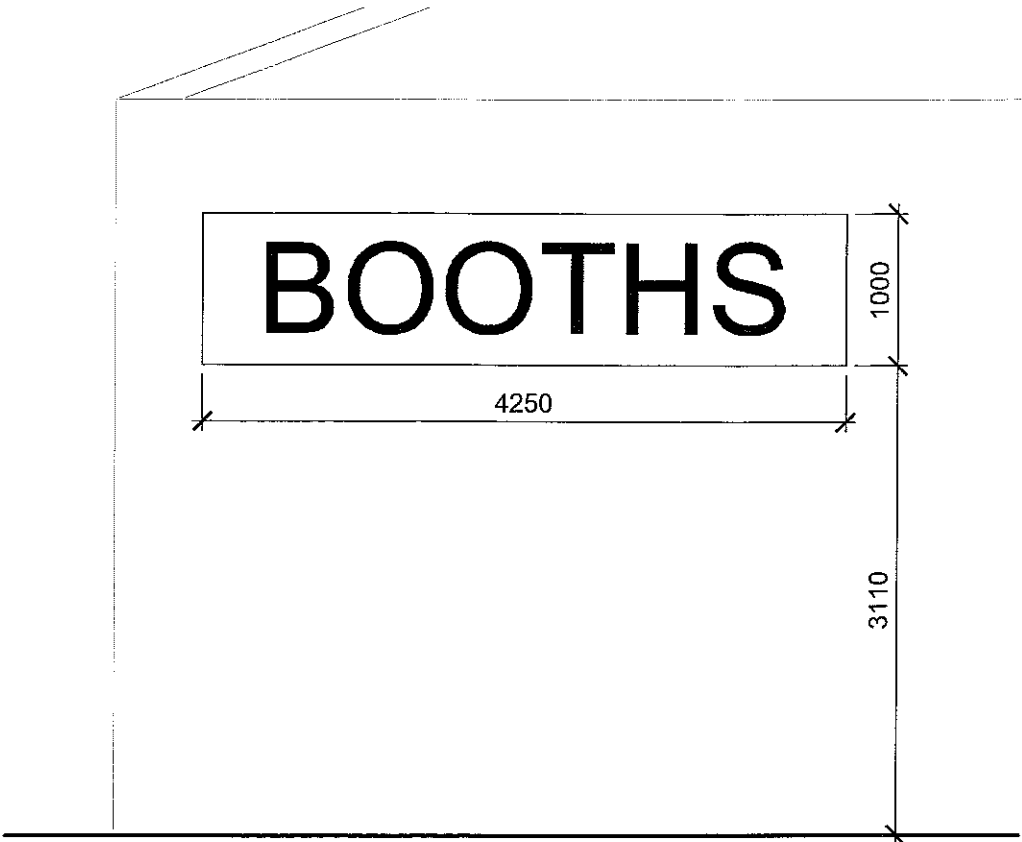
JRB DS 20.04.2011 1:100 A1

PROPOSED FLOOR PLAN

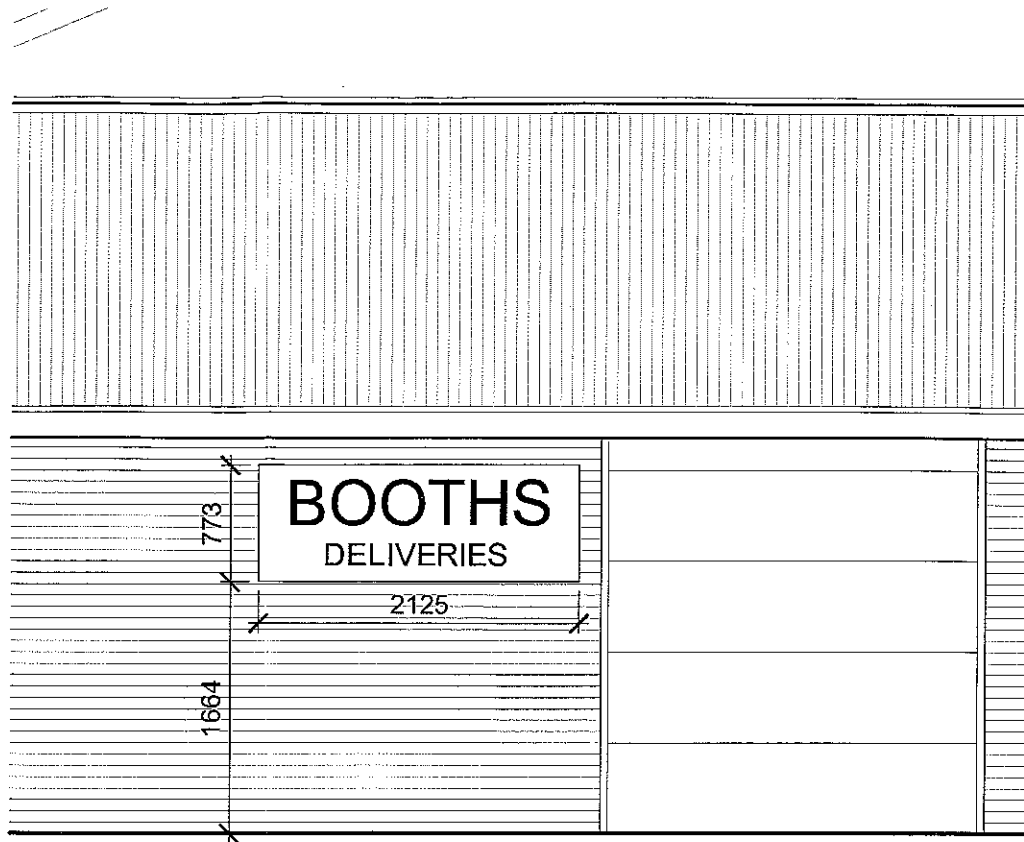
revision

C 5432 L(1)-02

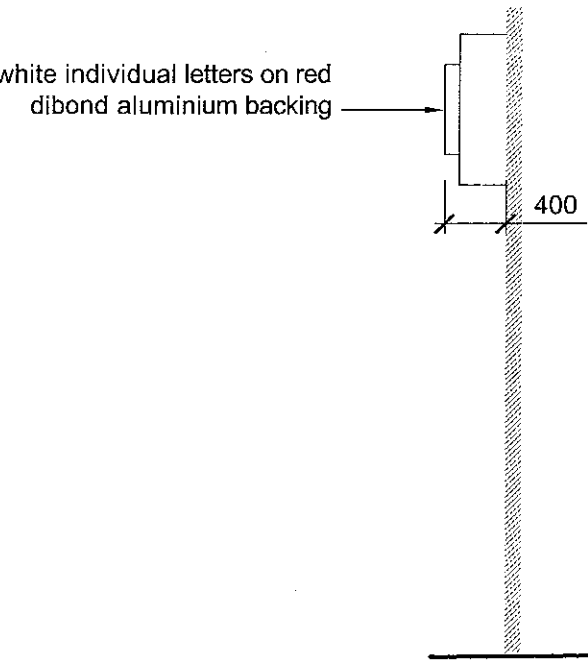
4



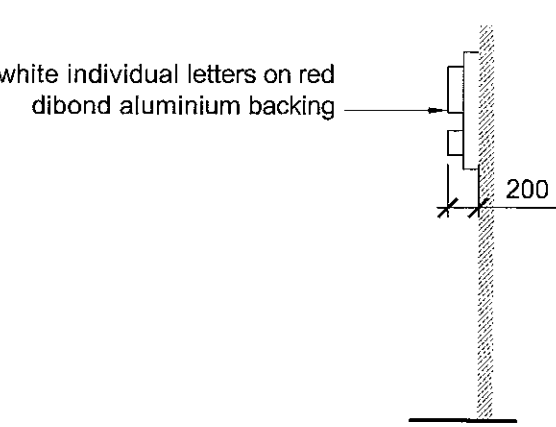
SIGN 1 ELEVATION



SIGN 2 ELEVATION



SIGN 1 SECTION



SIGN 2 SECTION

320110475P

1	JRB	DS	Dimensions added	2011 06 20
no.	by	chk.	revision	date
client				

BOOTH'S

project	Extension to Booths Supermarket Berry Lane Longridge			
by	chk.	date	scale	sheet size
JRB	DS	2011 05 23	1:50	A3
title	Signage plan			

status	job no./ dwg. no.	revision
-	5432 L(2-01	1