



RIBBLE VALLEY
BOROUGH COUNCIL

23 AUG 2011

FOR THE
ATTENTION OF

For office use only

Application No 3/2011/0681

Date received 23.8.11

Fee paid £170.00 Receipt No: 13789

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

Application for Planning Permission and ~~conservation~~
~~area consent for demolition in a conservation area.~~
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:	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:	01772 877455	
			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 provide a description of the proposal, including details of the proposed demolition:

Removal of existing toilet block with subsequent repair and render of wall. Formation of new internal disabled WC.

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)

Description:

House: Suffix:
House name: EH 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

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

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. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

To open up the area from the large car park to Booths store front

10. 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:

Concrete block, buff brick and render

Description of *proposed* materials and finishes:

uniform render finish

Windows - description:

Description of *existing* materials and finishes:

Painted timber windows with metal grilles

Description of *proposed* materials and finishes:

Windows to be removed. wall will have existing doorway only

10. (Materials continued)

320110681P

Doors - description:

Description of *existing* materials and finishes:

green painted steel door with chequeplate

Description of *proposed* materials and finishes:

grey painted steel door with chequeplate

Boundary treatments - description:

Description of *existing* materials and finishes:

existing green bollards to be removed

Description of *proposed* materials and finishes:

new stainless steel bollards to restrict vehicle movement

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

macadam

Description of *proposed* materials and finishes:

macadam

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:

L(00)03 toilet block demolition

11. 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	135	135	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	4	4	0
Cycle spaces	0	0	0
Other (e.g. Bus)	9	9	0
Short description of Other	Parent and child spaces		

12. 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):

L(00)03 indicates the location of the existing drainage. We will be connecting into this using standard 110mm diameter pipework.

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 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

14. 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

15. Existing Use

Please describe the current use of the site:

Existing male and female toilets to retail store.

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

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 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'.

17. Trade Effluent

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

18. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

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

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	0.0	0.0	0.0	0.0
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)	0.0	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	0.0	0.0	0.0	0.0

19. All Types of Development: Non-residential Floorspace (continued)

320110681P

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	14.0	0.0	-14.0
	Total	0.0	14.0	0.0	-14.0

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
-----------	--------------	--	---	----------------------

20. 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

21. 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	
A1							☒
A2							☒
A3							☒
A4							☒
A5							☒
B1A							☒
B1B							☒
B1C							☒
B2							☒
B8							☒
C1							☒
C2							☒
D1							☒
D2							☒
Other							☒

22. Site Area

What is the site area?

8,422

sq.metres

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:

No industrial or commercial process.

Is the proposal for a waste management development?

☐ Yes ☒ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

25. 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

26. Certificates (Certificate B)

Certificate Of Ownership - Certificate B

Certificates under Article 12 - Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Notice recipient		Date notice served
Name	MR Estate Company c/o Hedley Reddish Chartered Surveyors	17/08/2011
Number:	53 Suffix:	
Street:	Greek Street	
Locality:		
Town:	Stockport	
Postcode:	SK3 8AX	

Title: Mr First name: Jeremy Surname: Birtwell
Person role: Applicant Declaration date: 19/08/2011 ☒ Declaration made

26. 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: ☐

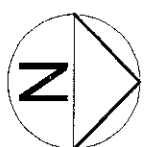
If any part of the land is an agricultural holding, of which the applicant is the sole tenant the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: Jeremy Surname: Birtwell
Person role: Agent Declaration date: 16/08/2011 ☒ Declaration Made

27. Declaration

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

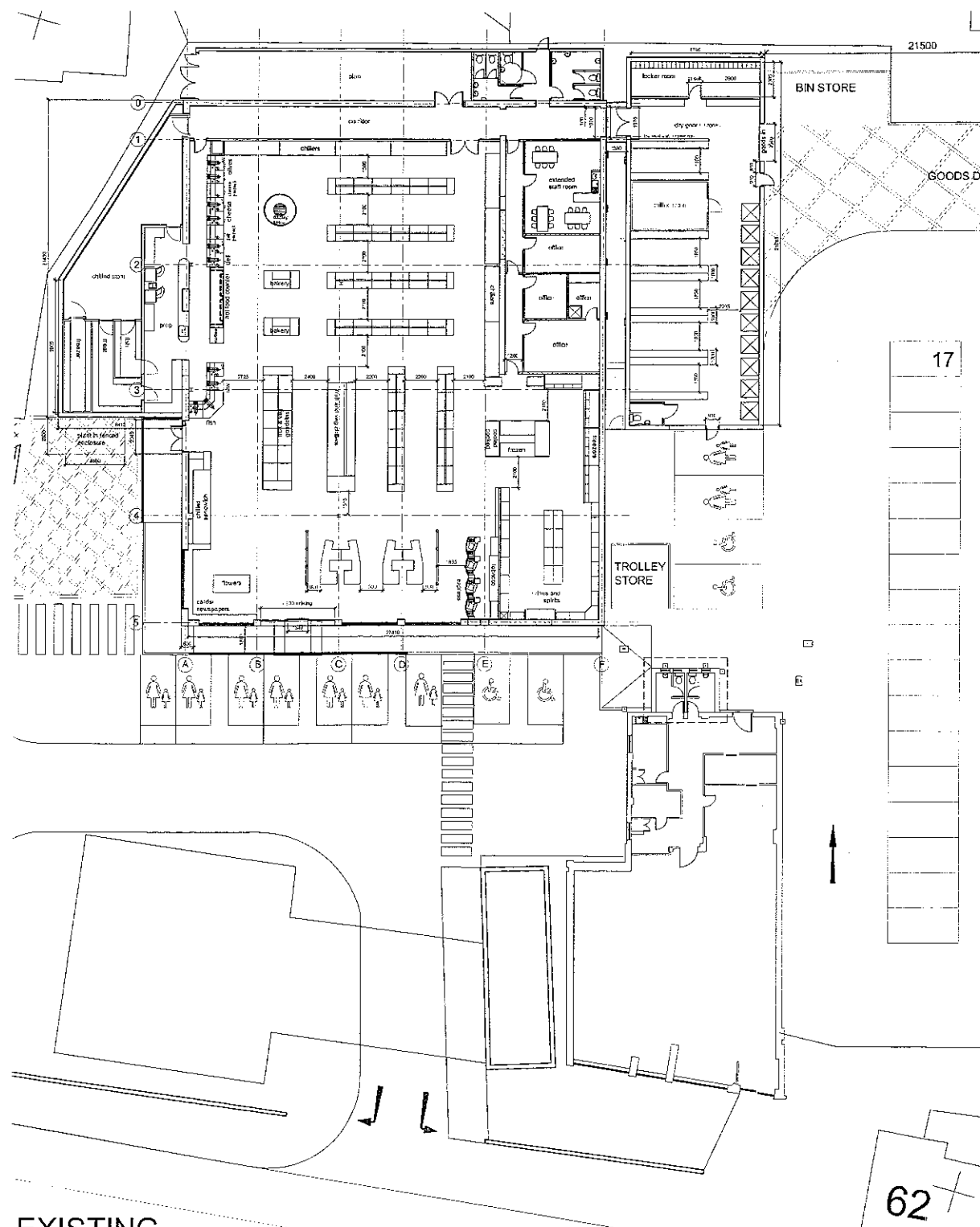
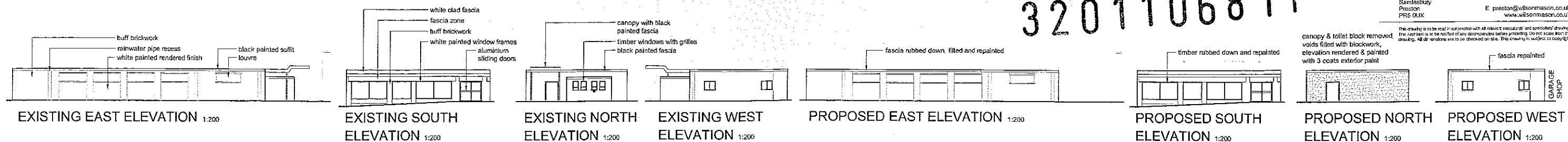
Date 19/08/2011



BOOTHS

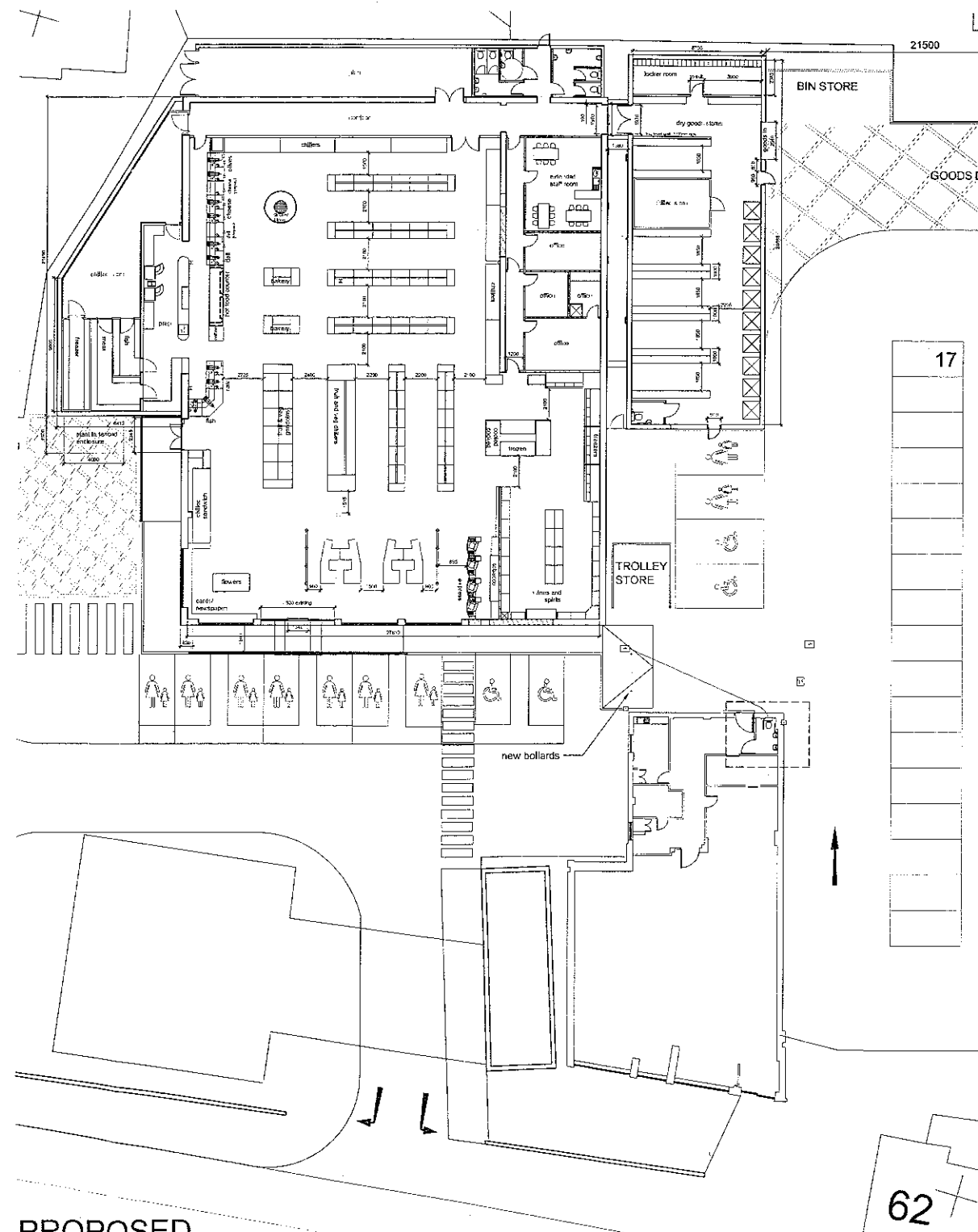
Product	Extension to	Location	Unit Price	Quantity	Total Price
Barry Lane Luncheonette	201.105.23	1:1230	A3		

320110681P



EXISTING
1:200

- existing toilet block removed
- door openings infilled with blockwork (with insulated cavity)
- rear wall rendered and painted to match warehouse



PROPOSED
1:200

- new disabled WC with additional basin
- new partition and door
- connect drain to existing manhole
- new stainless steel bollards at 1200mm centres to restrict vehicle movement between car parks



2	JRB	Existing West elevation added	2014.08.17
1	JRB	Electrical added	2014.08.15
10	By	CHK	revision
			date

client

BOOTHS

project Extension to Booths Supermarket
Berry Lane
Longridge

by JRB DS 10.08.2011 scale 1:200 sheet size A1

date Toilet block demolition

job no / drawing no revision
C 5432 L(00)03 2

Wilson
Masor
Chartered Architect

Design and Access Statement

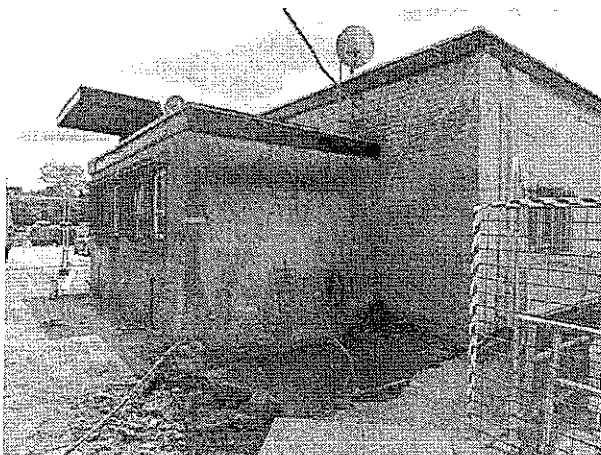
Project Reference: 5432
Project Description: Booths Longridge WC demolition
Client: Booths
Date: 16 August 2011
Revision (0)

Background

Booths are currently upgrading their existing store under planning application 3/2011/0475.

A walkway from the large car park to the store entrance has been created. Booths wish to open this area up to customers by demolishing the existing toilet block.

Design



The photos above show the existing rendered toilet block, and existing steel and timber canopy.

These are to be removed, the existing wall made good, then rendered to create a consistent finish.

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. We have also viewed the Longridge Conservation area appraisal document, and the Longridge Historic Town Assessment report.

The toilet block is not a heritage asset.

32011068 1 P



Access

The rear access door will remain unchanged.

Vehicle access will be strictly prohibited from moving from the garage forecourt to the main car park, by installing a series of stainless steel bollards at 1.2m centres.

Drainage

Existing gullies for sink waste will be capped off and macadamed over.

New foul waste from new WC will be cut into existing paving and connected to existing foul waste system.

Disabled use

The existing facility does not cater for disabled users

The new toilet within the building will be suitable for disabled use, and incorporate a second wash hand basin for able bodied use