

27 OCT 2011

For office use only

Application No

320110899P

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.
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:		First name:		Surname:	
Company name:	Tile Productions				
Street address:	C/o Agent		Telephone number:		
			Mobile number:		
Town/City:			Fax number:		
County:			Email address:		
Country:					
Postcode:					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Alan	Surname:	Kinder
Company name:	Reedley Town Planning				
Street address:	2 Reedley Business Centre Redman Road		Telephone number:		
	Reedley		Mobile number:		
Town/City:	Burnley		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	BB10 2TY		planning@reedley.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use from the existing wine merchants to a mixed use comprising the manufacture, wholesale distribution and retailing of ceramic tiles.

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:	UNIT 18		
Street address:	DEANFIELD COURT		
Town/City:	CLITHEROE		
County:	LANCASHIRE		
Postcode:	BB7 1QS		

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

Easting:	375517
Northing:	442737

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):

Officer name:

Title: Mr First name: Colin Surname: Sharpe

Reference: CS/EL/ENQ2011/00331

Date (DD/MM/YYYY): 06/10/2011 (Must be pre-application submission)

Details of the pre-application advice received:

Please see submitted Design and Access Statement

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. 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:

N/a

Description of *proposed* materials and finishes:

N/a

Roof - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

N/a

Windows - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

N/a

Doors - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

N/a

Boundary treatments - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

N/a

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

N/a

Lighting - add description

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

N/a

Others - description:

Type of other material:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

N/a

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:

DAS

TIL/01 DWG01 - Location and site plan

TIL/01 DWG02

TIL/01 DWG03

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	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

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

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:

Wine Merchants

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

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Waste is to be disposed of:

☐

Package treatment plant

☐

Unknown

☒☐

Cess pit

☐

Proposing to connect to the existing drainage system?

☐

Yes

☒

No

☐

Unknown

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:

Wine Merchants

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

Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

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18. 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	110.0	110.0
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	250.0	110.0	0.0	-110.0
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	250.0	110.0	110.0	0.0

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	2	0	0
Proposed employees	2	0	0

20. 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	8.30	5	9	4			☐

21. Site Area

What is the site area?

220

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:

Kilns and hand held power tools

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. 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

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B

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

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 Andrew Edwards	26/10/2011
Number:	Suffix:	
Street:	The Paddock, Gib Lane	
Locality:	Houghton	
Town:	Preston	
Postcode:	PR5 0RS	

Title: Mr First name: A Surname: Kinder
Person role: Agent Declaration date: 26/10/2011 ☒ Declaration made

25. 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: A Surname: Kinder
Person role: Agent Declaration date: 26/10/2011 ☒ Declaration Made

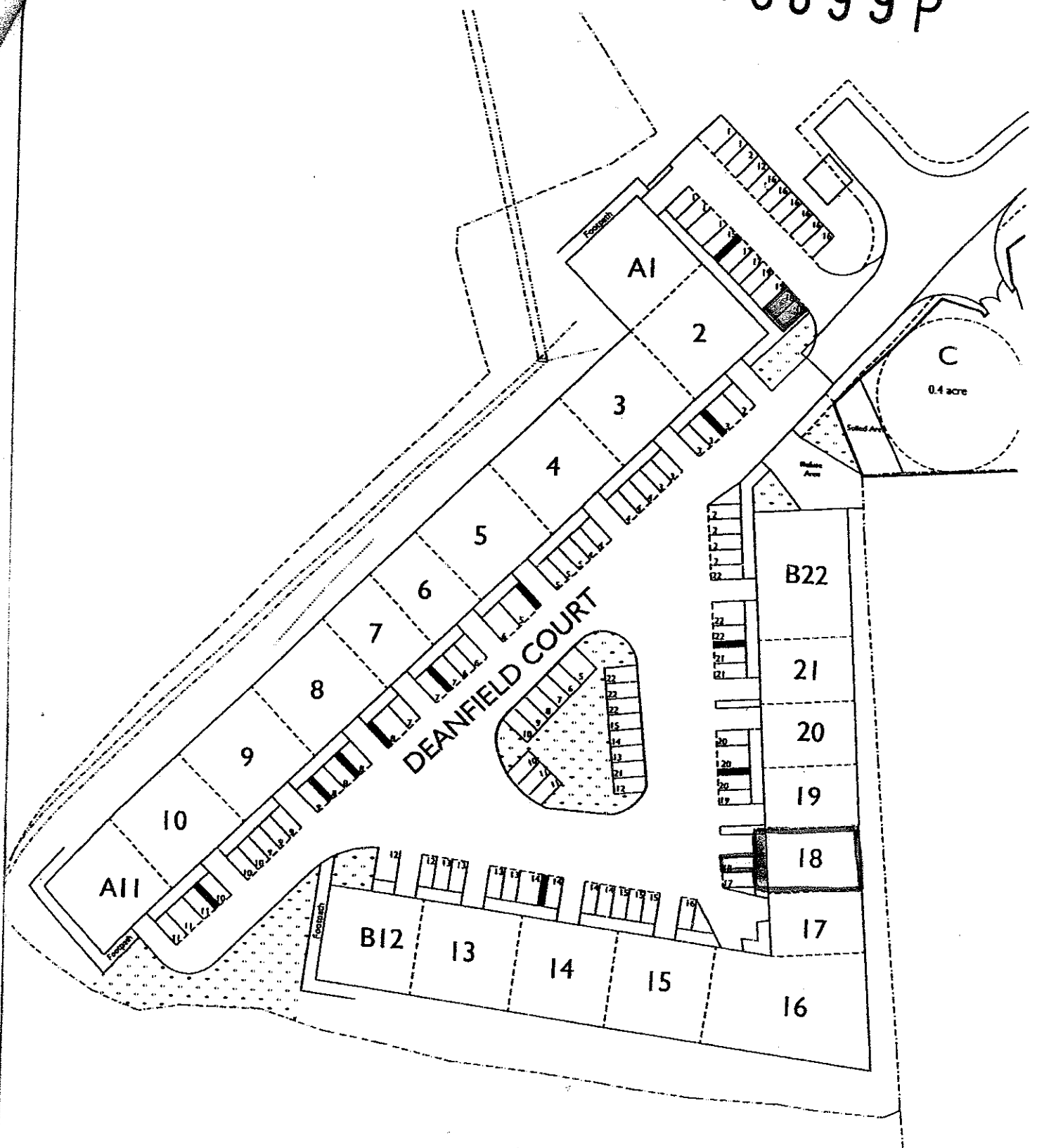
26. Declaration

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



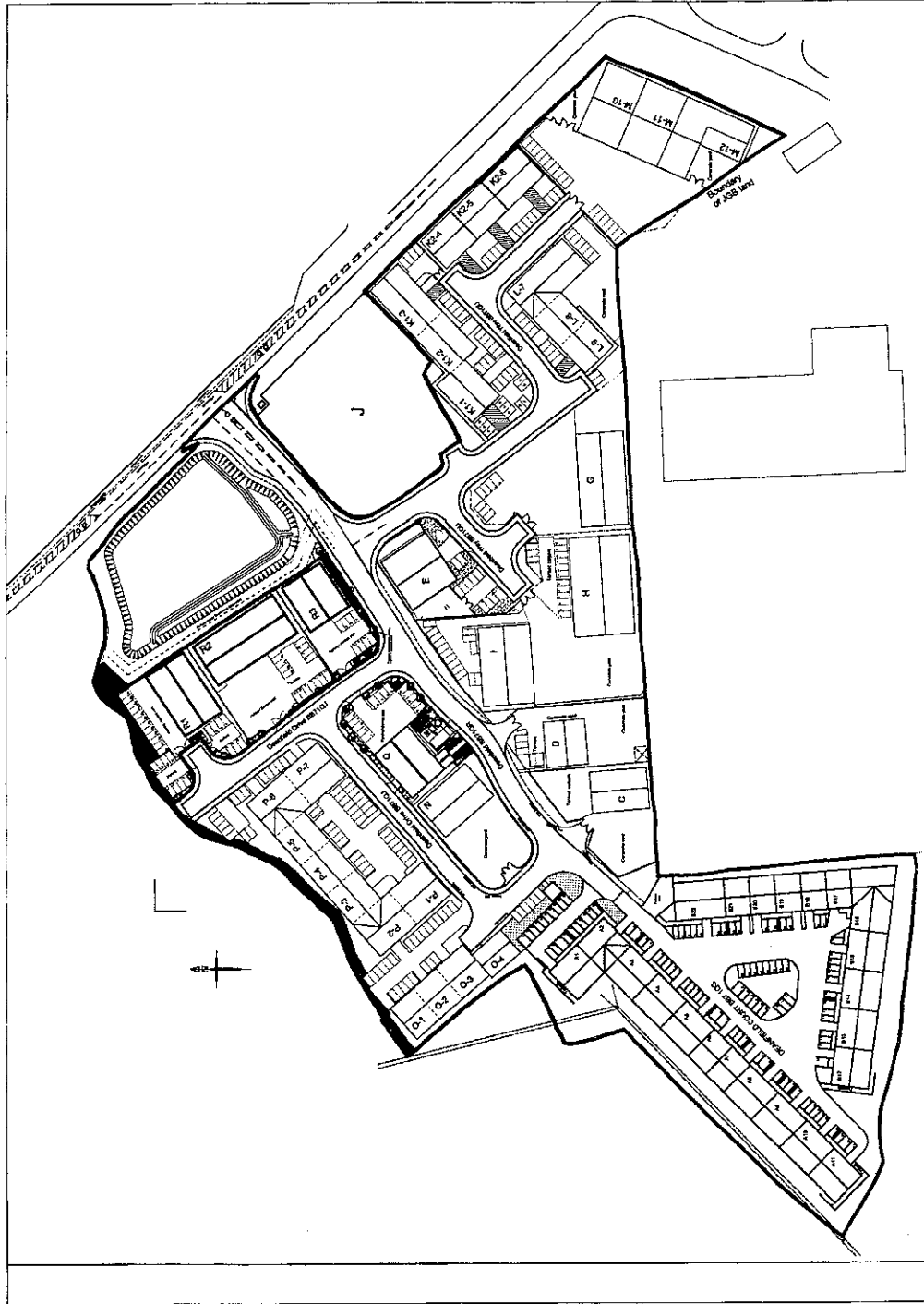
Date: 26/10/2011

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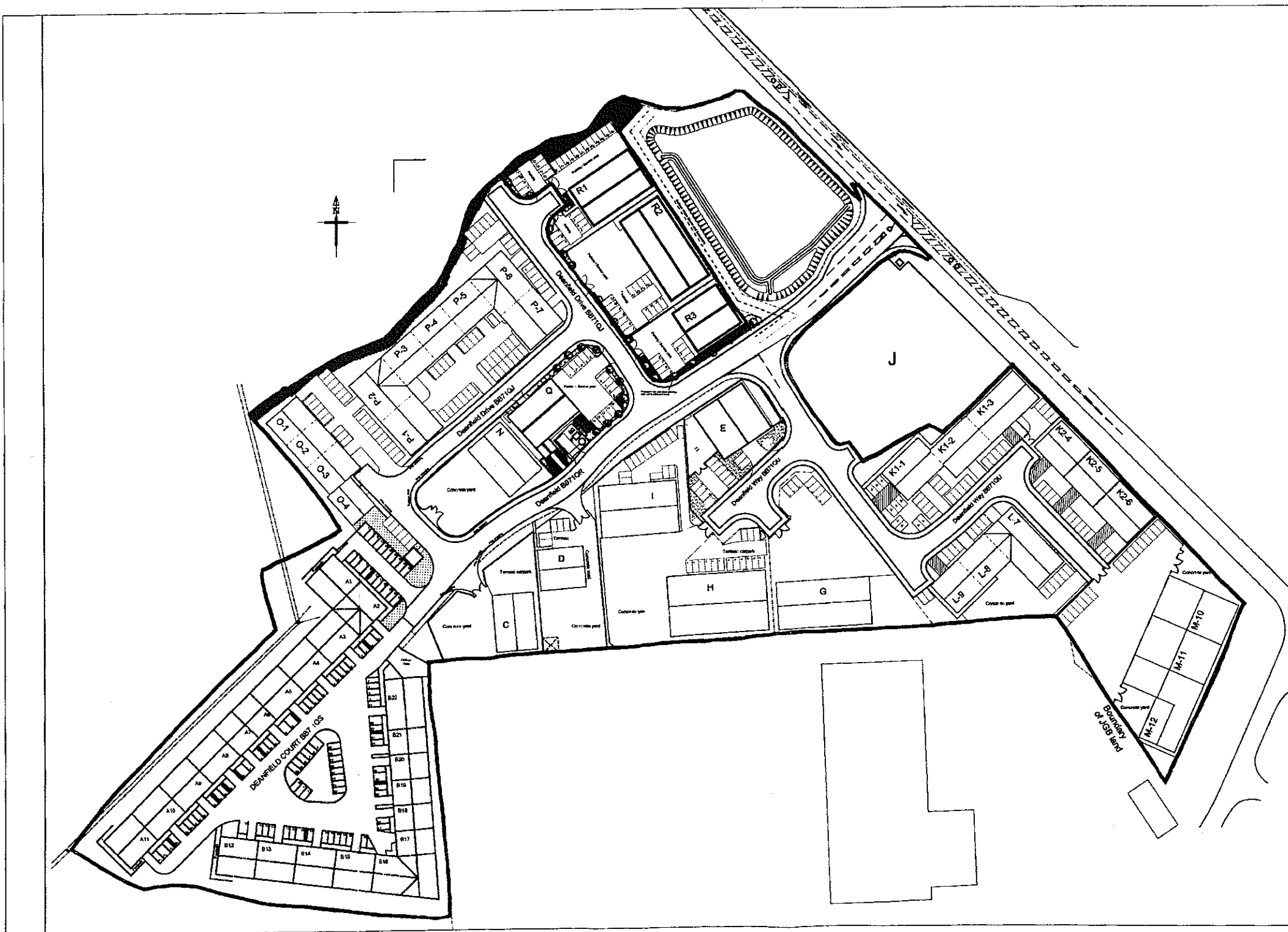


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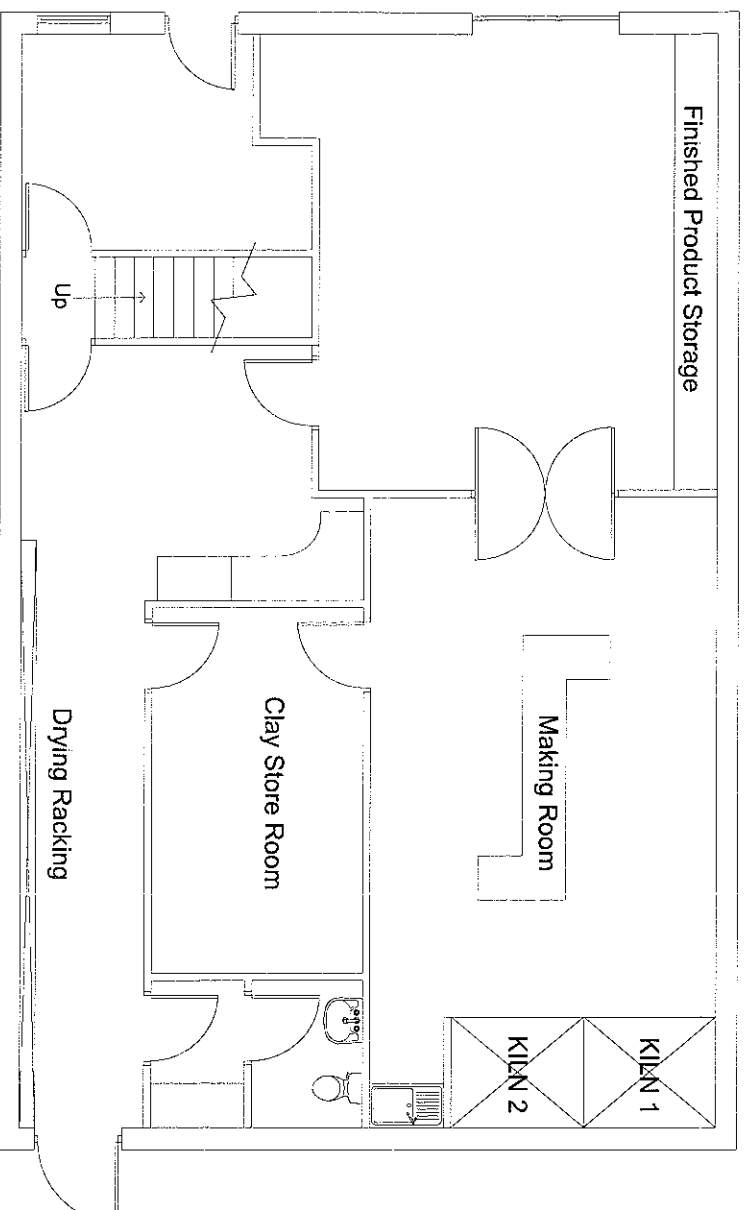
Project LINK 59 BUSINESS PARK CLITHEROE	
Drawing Title LOCATION PLAN	
Date 01.05.07	Drawn D.C.
Scale 1:1250	
Job No.	Dwg No. PLAN/02
	Rev.



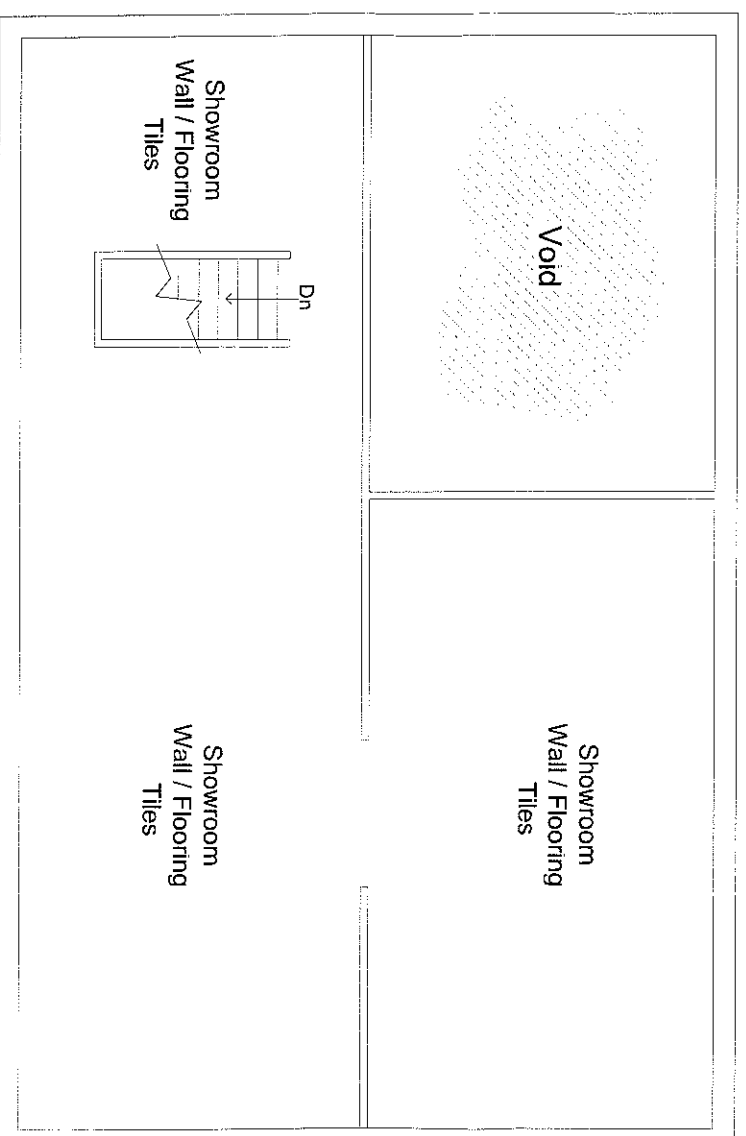
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Project LINK 59 BUSINESS PARK CLITHEROE		
Drawing Title LOCATION PLAN		
Date 01 05 07	Drawn DJC	Scale 1:1250
Job No. -	Dwg No. PLAN/Q/02	Rev.



Ground Floor Plan - 1:100



First Floor Plan - 1:100

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Reedley

Chartered Town Planning &
Architectural Consultancy

2 Reedley Business Centre, Redman Road
Reedley, Burnley, Lancashire, BB10 2TY

Tel: 01282 834834 Fax: 01282 451666

eMail: planning@reedley.co.uk

Title: Unit 18,
Deanfield Court,
Clitheroe

Client: Tile Productions Ltd

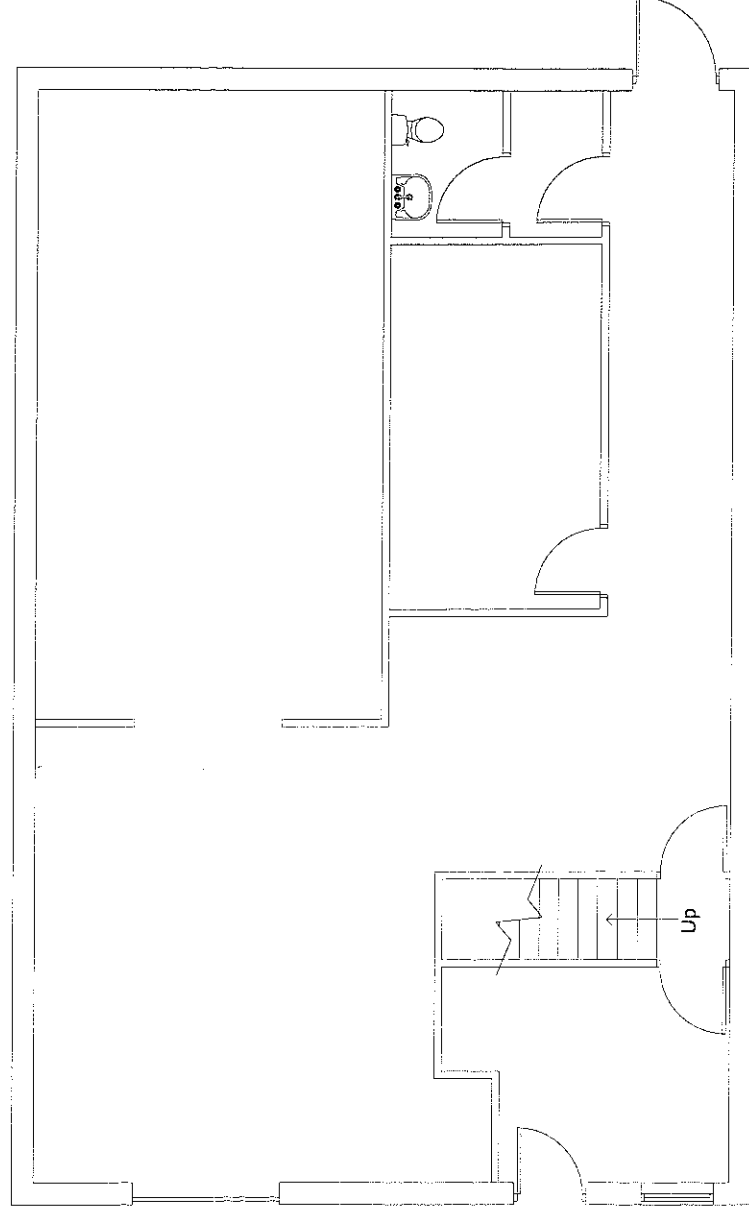
PROPOSED FLOOR PLANS

Project No: TIL/01 DWG03

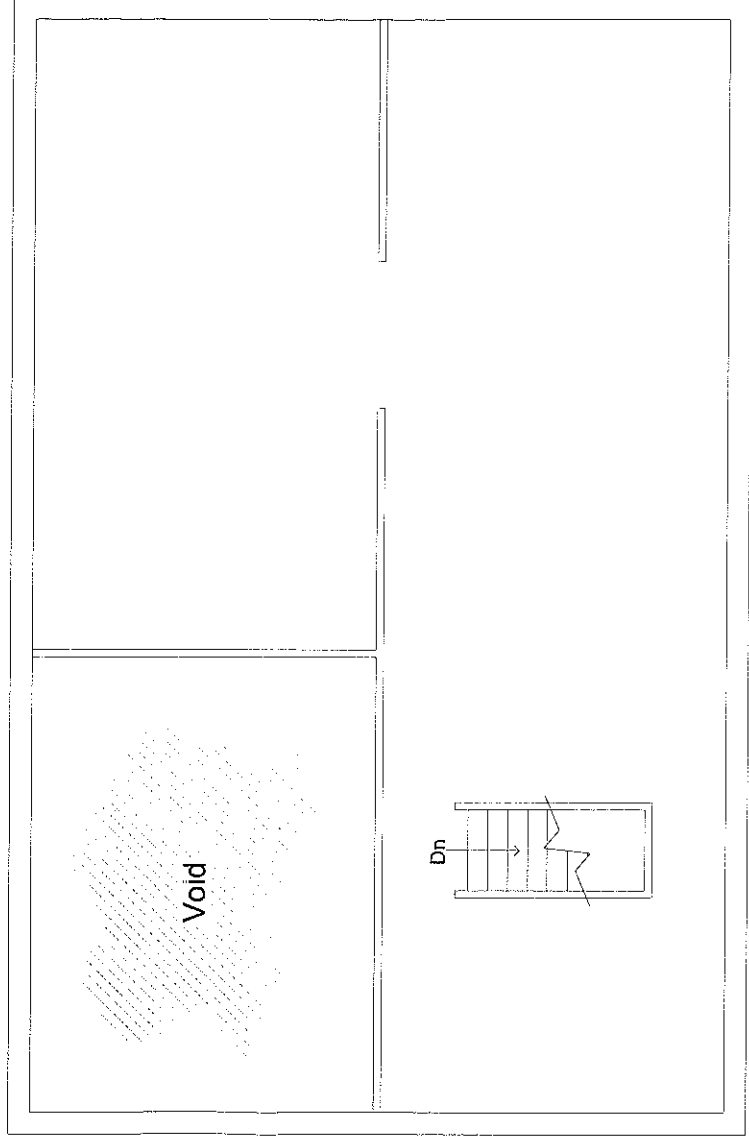
Scale: 1:100 @ A3

Date: 11.10.11

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Ground Floor Plan - 1:100



First Floor Plan - 1:100

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Reedley

Chartered Town Planning & Architectural Consultancy

2 Reedley Business Centre, Redman Road
Reedley, Burnley, Lancashire, BB10 2TY

Tel: 01282 834834 Fax: 01282 451666
eMail: planning@reedley.co.uk

Title: Unit 18, Deanfield Court, Clitheroe		Client: Tile Productions Ltd	
EXISTING FLOOR PLANS			
Project No: TIL/01 DWG02	Scale: 1:100 @ A3		Date: 11.10.11

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REEDLEY CHARTERED TOWN PLANNING
&
ARCHITECTURAL CONSULTANCY

DESIGN AND ACCESS STATEMENT

SITE: UNIT 18, DEANFIELD COURT, CLITHEROE

PROPOSAL: CHANGE OF USE FROM EXISTING WINE MERCHANTS TO A MIXED USE COMPRISING THE MANUFACTURE, WHOLESALE DISTRIBUTION AND RETAILING OF CERAMIC TILES

1. ASSESSMENT

- 1.1 Deanfield Court comprises a number of purpose built small industrial premises grouped around a triangular courtyard located on the link 59 industrial estate to the East of Clitheroe. Since its construction the building has been utilised as a wine merchants but the company have now enjoyed considerable success and out grown the premises and are in the process of relocating.
- 1.2 Policies in the development plan are informed by government advice detailed in Planning Policy Guidance (PPG's) and Planning Policy Statements (PPS's). The development plan includes those policies that have been saved from the Ribble Valley Districtwide Local Plan. Policies of particular relevance in this instance are G1 which details a number of development control criteria, G2 which as part of the settlement strategy sets out the scale of development that is appropriate within Clitheroe, and EMP11 which seeks to protect existing employment opportunities.

2. INVOLVEMENT

- 2.1 Pre-application advice has been sought on behalf of my clients who would be the incoming tenants from Colin Sharpe a Senior Planning Officer with the Authority and in his formal response has been supportive of the principle of the

Director - Alan Kinder, Dip.T.P (Leeds). MRTPI. Company Secretary - Val Kendall

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development subject to the need to encompass appropriately worded conditions to avoid the creation of what would be regarded as an inappropriate unrestricted retail use over time. A full copy of the response dated 6th October 2011 can be found at appendix 1.

3 EVALUATION

- 3.1 My clients currently trade from their existing premises in Blackburn and have done so over the last 11 years from the inception of their business. Over more recent years they have enjoyed growth within the business and find that their existing premises no longer adequately meets the needs of the ongoing business.
- 3.2 Their principal business is associated with the manufacture of handmade ceramic wall tiles and have their own kilns on site in addition to the manufacture of their own tiles, they also purchase other complimentary ranges of tiles from other manufacturers. The split between tiles manufactured on site and those purchased from other manufacturers is at a ratio of 65 per cent to 35 per cent. In addition to supplying trade professionals such as tilers and kitchen fitters they also wholesale supply their own range of handmade ceramic wall tiles to a total of between 50-55 retail tile shops throughout the UK and Northern Ireland. In terms of overall sales 80 per cent are pure wholesale with only 20 per cent of sales in retail as a result of referrals from architects, designers and associated trade installers.

4. DESIGN

- 4.1 It is not proposed to alter the external facade of the building in any form and it is merely a case of reusing the existing internal space both on the ground floor and on the mezzanine area to allow for a combination of manufacturing, storage and showroom area displaying kitchens and bathrooms displaying tiles in appropriate bathroom and kitchen settings for the benefit principally of local trades customers and also for trade enquiries who visit the manufacturing premises from elsewhere in the country to whom the company distribute. Additionally the showroom area would be available to a small number of retail customers who may accompany trade suppliers who are working on their behalf.

Director - Alan Kinder, Dip.T.P (Leeds), MRTPI. Company Secretary - Val Kendall

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