



RIBBLE VALLEY
BOROUGH COUNCIL

22 MAR 2012

FOR THE
ATTENTION OF

For office use only

320120180P

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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title: MR. First name: PHILIP
Last name: WOODHEAD.
Company (optional):
Unit: House number: House suffix:
House name: NO. 9. BROADMEADOW
Address 1: CHIPPING
Address 2: NR. PRESTON
Address 3:
Town:
County: LANCS.
Country:
Postcode: PR3 2QH

2. Agent Name and Address

Title: MR. First name: GEOFF
Last name: MARSDEN
Company (optional): R.G.M. DRAWING SERVICES
Unit: House number: House suffix:
House name: HILL HOUSE,
Address 1: HESKETH LANE
Address 2: CHIPPING
Address 3: NR. PRESTON
Town: LANCS.
County:
Country:
Postcode: PR3 2TH

3. Description of the Proposal

Please describe the proposed development, including any change of use:

THE EXISTING PLANNING USE IS FOR A BEAUTY SALON, WHICH HAS BEEN VACATED. THE PROPOSAL IS FOR A CHANGE OF USE TO A CAFE/TEA ROOM.

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

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the house address if a road or on a site

House name:

2A WHALLEY ROAD

Address 1:

HURST GREEN

Address 2:

Address 3:

Town:

County:

LANCS.

Postcode (optional):

BB7 9QJ

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

Easting:

Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the authority to deal with this application more efficiently?

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)

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

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:

R.U.B.C. WASTE BINS WILL BE STORED TO THE FRONT OF THE PREMISES. TO BE SCREENED WITH A TIMBER PANEL.

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

☒ Yes☐ No

If Yes, please provide details:

STANDARD R.U.B.C. SYSTEM.

8. Authority Employee / MemberWith 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

If Yes, please provide details of the name, relationship and role

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9 Materials

	Existing (where applicable)	Proposed	Not applicable	Do not know
Walls			☒	☐
Roof			☒	☐
Windows			☒	☐
Doors			☒	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard-standing			☒	☐
Lighting			☒	☐
Others (please specify)			☒	☐

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:

OS. MAP. - A4
LAYOUT FLOORPLAN - A4.

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul SewagePlease describe the foul sewage disposal system. *see attached e-mail*

- ☐ Public sewer ☐ Sewer
- ☐ Septic tank ☐ Other
- ☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

ALL EXISTING SERVICES**12. Assessment of Flood Risk**

Is the site at risk of flooding? (Rate of rise = 1m per hour, 1 day flood and 1 day flood zone) consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit a 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 ☒ NoWill the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☐ Existing watercourse
- ☐ Soakaway ☐ Pond/lake
- ☐ Main sewer **EXISTING**

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:

Closed BEAUTY SALON 2010Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

BEAUTY SALON

When did this use end (if known)? DD/MM/YYYY

(date where known may be approximate)

2010

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 ☒ NoLand where contamination is suspected for all or part of the site? ☐ Yes ☒ NoA 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 ☒ NoAnd/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 EffluentDoes the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

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17 Residential Units (Including Conversion)

Does your proposal include a gain, loss or change of use of residential units?
 If yes, please complete details of the changes in the table below.

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Total proposed residential units (A+B+C+D) =**Existing Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Total existing residential units (E+F+G+H) =**TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):**

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18. All Types of Development: Non-residential Floorspace

Does the proposed development involve a change of use of the site? ☐ Yes ☐ No

If the answer is 'Yes', please provide details in the following table

Use class	Type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐				
	Net tradable area:	☐				
A2	Financial and professional services	☐				
A3	Restaurants and cafes	☒			52 m ²	
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐				
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐				
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐				
OTHER	BEAUTY SALON	☐		52 m ²		
Please Specify		☐				
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			N/A
Proposed employees			2

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
CAFÉ / TEA ROOM	8 AM till 5 pm	8 AM till 5 pm	8 AM till 5 pm	

21. Site Area

Please state the site area in hectares (ha)

52 m²

22. Industrial or Commercial Processes and Machinery

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Please describe on site facilities 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:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

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DEPARTMENT OF THE ARMY, WASHINGTON, D. C.

Signed - Applicant:

Date (DD/MM/YYYY):

Town and Country Planning (Development Management Procedure) (England) Order

Name of Owner

Date Notice Served

18-03-2012

S-7 CASTLE ST.

CLITHEROKE

LAUCS. BB72BT.

Date (DD/MM/YYYY):

Town and Country Planning (Development Management Procedure) (England) Order

- The steps taken were:

Date Notice Served

On the following date (which must not be earlier than 21 days before the date of the application):

Date (DD/MM/YYYY):

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24. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

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

The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else 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 to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

25. 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

Signed - Applicant:

--

Or signed - Agent:

<i>P. Mander</i>

Date (DD/MM/YYYY):

20/03/2012

(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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The correct fee:

£ 335



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



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27. Declaration

I hereby apply for planning permission for the development of the site in accordance with the plans and details attached and additional information.

Signed: Applicant: _____

Designed: Agent: _____

Date: DD/MM/YYYY

C. Marsden Agent

20/03/2012

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: _____ National number: _____ Extension number: _____

Country code: _____ Mobile number (optional): _____

Country code: _____ Fax number (optional): _____

Email address (optional): _____

29. Agent Contact Details

Telephone numbers

Country code: _____ National number: _____ Extension number: _____

Country code: _____ Mobile number (optional): 07831-887953

Country code: _____ Fax number (optional): _____

Email address (optional): _____

marsdenfamily@btinternet.com

30. Site VisitCan 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)

☐ Agent ☒ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: _____

Telephone number: _____

Email address: _____

Louise Blatchford

From: Geoff Marsden [Geoff Marsden@farmplus.co.uk]
Sent: 23 March 2012 14:22
To: Louise Blatchford
Cc: Lesley Lund
Subject: FW: Planning application - 2A Whalley Road, Hurst Green

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From: Geoff Marsden
Sent: 23 March 2012 10:40
To: 'Louise.Blatchford@ribblevalley.gov.uk'
Subject: FW: Planning application - 2A Whalley Road, Hurst Green

Hello Louise,

Sorry about the box not tick.

I confirm the sewer connection will be to existing mains sewer connection.

Bests regards

Geoff Marsden RGM Drawing Services. In this application.

From: VANESSA MARSDEN [mailto:marsdenfamily@btinternet.com]
Sent: 23 March 2012 10:31
To: Geoff Marsden
Subject: Fw: Planning application - 2A Whalley Road, Hurst Green

----- Forwarded Message -----

From: Louise Blatchford <k>
To: marsdenfamily@btinternet.com
Cc: Lesley Lund <Lesley.Lund@ribblevalley.gov.uk>
Sent: Friday, 23 March 2012, 9:56
Subject: Planning application - 2A Whalley Road, Hurst Green

Dear Geoff

RE: 2A Whalley Road, Hurst Green

Further to our telephone conversation please can you confirm by e-mail reply that foul sewage will be disposed of by mains sewer. I'll attach your reply to the application forms so I'd be grateful if you could send the e-mail as soon as possible.

Kind regards
 Louise

Louise Blatchford
 Technical Admin Assistant
 Planning Department
 Ribble Valley Borough Council

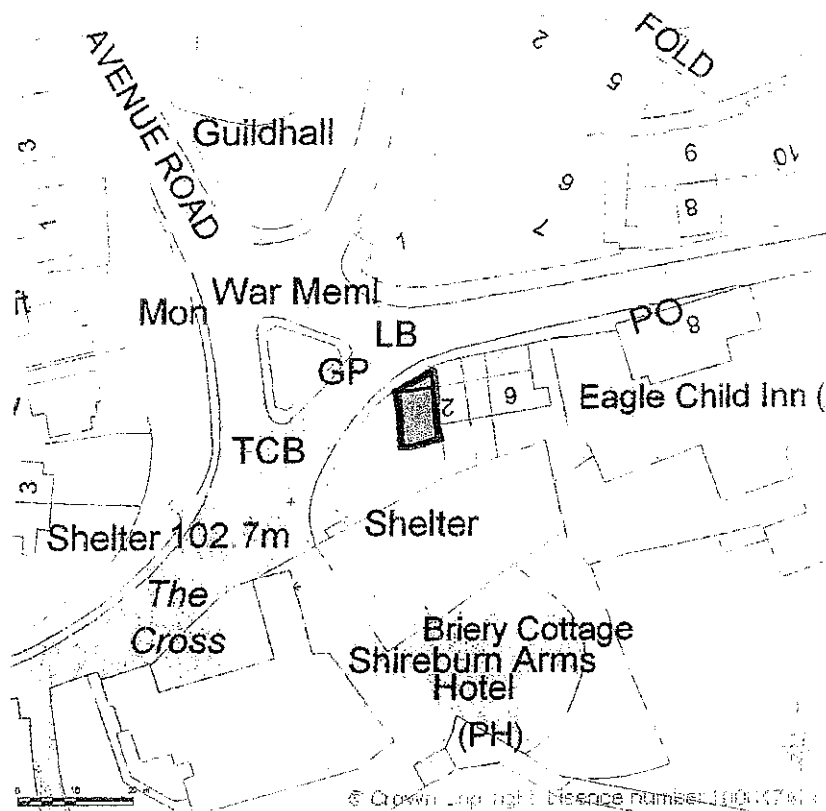
Best in the country for customer satisfaction – 94 per cent of Ribble Valley residents are satisfied with life in the borough (Place Survey 2009)

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23/03/2012

AREA 2 HA
SCALE 1:1250

CENTRE COORDINATES: 368550, 437913



Supplied by Streetwise Maps Ltd
www.streetwise-maps.com

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320120180P

HERITAGE STATEMENT

IN SUPPORT OF A PLANNING APPLICATION FOR A CHANGE OF USE FROM BEAUTY SALON SUI
GENERIS TO CAFE / TEA ROOM
APPLICATION NUMBER 3/2012/0180

AT

2A WHALLEY ROAD, HURST GREEN

HISTORY

2A Whalley Road, is situated within the village settlement of Hurst Green which is a designated Conservation Area. The property subject to this planning application is adjacent to three cottages No's 2 4 and 6 Whalley Road which all have grade II Listed Status. These properties are constructed from natural random sandstone and are two storey with symmetrical glazing and have slate roofs.

No 2 a is a modern addition to the row and has had several uses, including a post office, office and retail space for an estate agents and is currently used as a Beauty Salon. This building is of single storey construction with a white render to the exterior with wooden windows and doors.

It is difficult to say when this building was constructed but due to its modern appearance in comparison to the neighbouring properties it is presumed that it was constructed within the 20th Century. It was initially constructed as the post office, and the former post office sited within the adjacent row, turned back into a residential dwelling.

APPLICATION

This application is for the change of use of the building into a cafe / tea room. This application has no material impact to the building and all the windows and doors externally will remain the same, therefore there is minimal impact on the building and the listed buildings next door has no impact at all. Not only will the application bring a much needed tea room to the residents of Hurst Green but will provide a service to tourists and hikers within the area, this should be seen as a positive within the village. As Hurst Green has good transport links to surrounding villages it is hoped that this tea room could become a meeting point and provide employment within the village, which can only have a positive effect on the village.

SITE AND SURROUNDINGS

Hurst Green is a small village in undulating lowland farmland beside the B6243 between Longridge (8 km) and Clitheroe (5km). Part of the village, north of B6243, lies within the Forest of Bowland Area of Outstanding Natural Beauty. Hurst Green is the nearest settlement to Stonyhurst College, a grade I listed building whose landscaped gardens are listed grade II*.

The village sits in an elevated position above the River Ribble about 100metres above sea level. Dean Brook, a tributary of the Ribble running south from slopes of Longridge Fell makes a deep, wooded cutting to the west of settlement

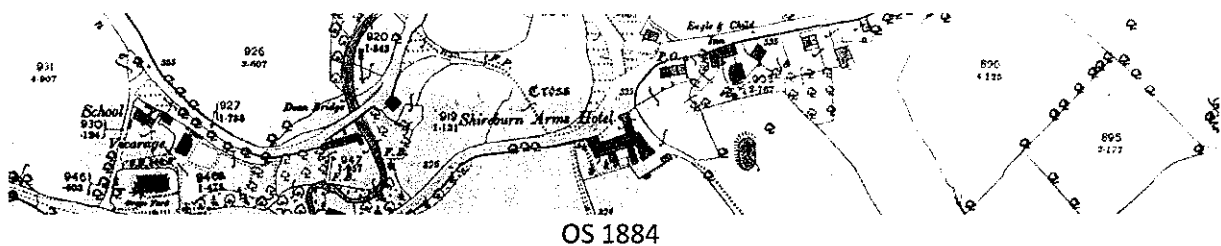
The village is a mix of old and new developments and the proposed Hurst Green Conservation Area contains a number of 20th century buildings. From the west, there are two approaches to Hurst Green: a minor road along Shire Lane and The Dene and the B6243, named Longridge Road and Whalley Road as it passes through the village. (B6243).

The Village Green and War Memorial stand at junction of the B6243 and Avenue Road, the 'spine' of the village. Avenue Road, so named because it is the start of an avenue into and through the grounds of Stonyhurst College, becomes noticeably straight and wide as it approaches the narrow formal entrance to the College grounds.

In the 1920s the settlement still retained its 19th century layout comprising individual buildings and short rows located haphazardly beside the aforementioned roads. Twentieth Century infill, particularly from the 1930s and late 20th century, has given the village a more closely knit grain.

The village sits in an elevated position above the River Ribble about 100metres above sea level. Dean Brook, a tributary of the Ribble running south from slopes of Longridge Fell makes a deep, wooded cutting to the west of settlement

It should be noted that due to its more recent construction 2a is not shown on the OS map below however the former post office is marked next to the listed cottages on Whalley Road. However the map below taken from the OS dated 1884 clearly shows that when it was constructed for use of a post office the infill matched the existing building within the village in terms of scale and building line.



IMPACT ON THE CONSERVATION AREA

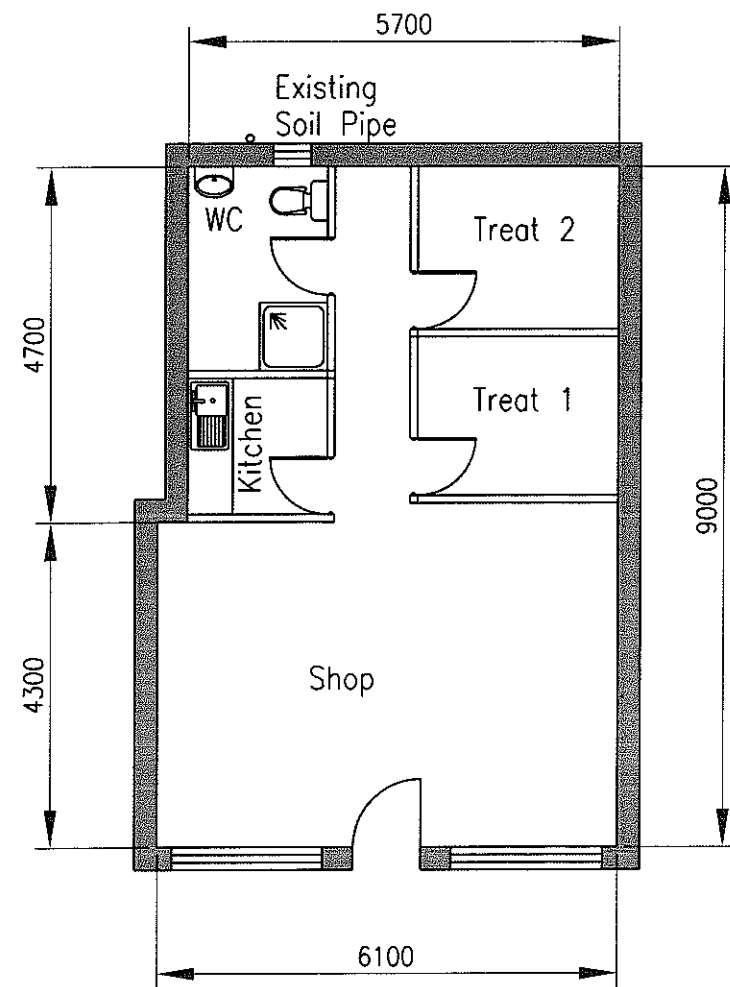
As no change will take place to the external of the building either at the front or the rear there is not considered to be any impact on the conservation area as a result of this application. The existing character of the building will remain.

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JUSTIFICATION

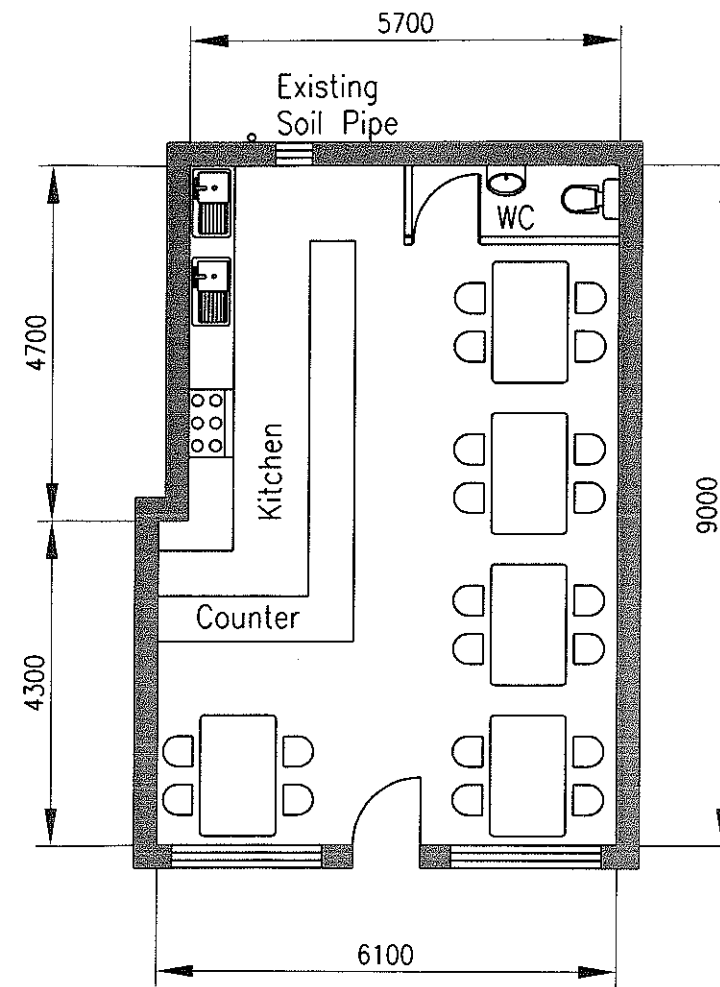
Due to the current building being vacant and its former use already having some sort of use for the community (In several previous forms), it is hoped by turning the building into a tea room / cafe that it will provide a service to the local community and hopefully surrounding areas. This building has historically provided employment to the village and if this application is successful this will happen again. It is important within small communities to have a focal point within the village, and as Hurst Green no longer has a village shop or post office the applicants are hopeful that their small cafe will become a focal point for villages to meet up. The economic climate at the moment is such that retail premises are coming onto the market all the time, by changing the use of this building will also protect its heritage and help to promote a sense of community within the village

320120180P



Existing Floor Plan

Scale 1:100



Proposed Floor Plan

Scale 1:100

Address;
2A Whalley road
Hurst Green
BB7 9QJ