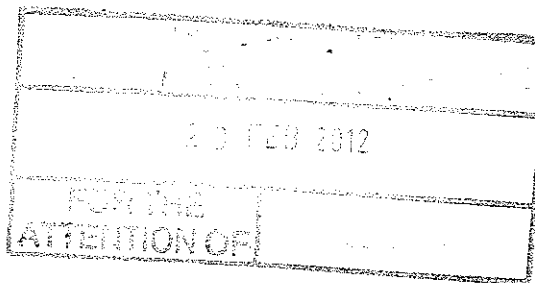




RIBBLE VALLEY
BOROUGH COUNCIL



For office use only

Application No: 320120185 P

Date received

Fee paid £

Receipt No:

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

Application for a new planning permission to replace an extant planning permission,
in order to extend the time limit for implementation.

Application for replacement of associated listed building and/or conservation area consents in
order to extend the time limit for implementation.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) 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.

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: JAMES

Last name: SCHOFIELD

Company (optional):

Unit: House number: 13 House suffix:

House name:

Address 1: GRASMERE ROAD

Address 2:

Address 3:

Town: ROYTON

County: OLDHAM

Country: LANCES

Postcode: OL2 6SR

2. Agent Name and Address

Title: MR First name: STEPHEN

Last name: BIALICKI

Company (optional):

Unit: House number: House suffix:

House name: ROSEDALE

Address 1: BACK LANE

Address 2: CRINDLETON

Address 3:

Town: CLITHEROE

County:

Country:

Postcode: BB7 4RZ

3. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix: House name: Address 1: VICTORIA STREET GARAGEAddress 2: VICTORIA STREET.Address 3: Town: CLITHEROECounty: Postcode (optional): Description of location or a grid reference.
(must be completed if postcode is not known):Easting: Northing:

Description:

GARAGE BUILDING WITH
ENCLOSED FORECOURT AT THE
END OF VICTORIA STREET**4. 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).

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

Officer name:

COLIN SHARP.

Reference:

Date of advice (DD/MM/YYYY):

Details of pre-application advice received:

DISCUSSED THE MERITS OF
THE SCHEME WITH PROVISIONAL
PLANS AT THE COUNCIL
OFFICES**5. Eligibility**Was the existing planning permission extant on 1 October 2009? ☒ Yes ☐ No**If you have answered No to this question, you cannot apply to replace this planning permission.**Has the development already commenced? ☐ Yes ☒ No**If you have answered Yes to this question, you cannot apply to replace this planning permission.**If you are applying to replace an existing listed building or conservation area consent, is it associated with a planning permission which you are also applying to replace? ☐ Yes ☐ No ☒ Not Applicable**If you have answered No to this question you cannot apply to replace this listed building consent or conservation area consent.**If you are applying to replace a listed building or conservation area consent, was it extant on 1 October 2009? ☐ Yes ☐ No ☒ Not Applicable**If you have answered No to this question you cannot apply to replace this listed building consent or conservation area consent.****6. Description Of Your Proposal**

Please provide a description of the approved development as shown on the decision letter, including application reference number and date of decision in the sections below. Please also provide the original application type:

PROPOSED DEMOLITION OF COMMERCIAL BUILDING AND
ERECTOR OF 3 STOREY BUILDING FORMER
4 1/2 BEDROOM APARTMENTS WITH AN EXTERNAL LIFT
AND STAIRCASE ENCLOSURE AND CAR-PARKING
SPACE.

Reference number:

3/2008/0766/P

Date of decision (DD/MM/YYYY):

5 March 2009

What was the original application type?:
(e.g. 'Full', 'Householder and Listed Building', 'Outline')

Full

6. Description Of Your Proposal (continued)

For the purpose of calculating fees, which of the following best describes your application for planning permission?

Major development: typically consists of developments for waste, or more than 10 dwellings or a site larger than 0.5 ha, or building(s) with a floor space of 1,000 sq m or more ☐

Householder development: development to an existing dwellinghouse or development within its curtilage ☐

Other: anything not covered by either of the above categories ☐

ADVISED BY PLANNING THE FEE IS £170.00

If you are also seeking to replace an associated a) listed building consent and/or a b) conservation area consent in order to extend the time limit for their implementation, please also provide a description of the consented schemes, including the application reference number and dates of decision:

a) Listed building consent (if applicable):

Reference number:

Date of decision (DD/MM/YYYY):

b) Conservation area consent (if applicable):

Reference number:

Date of decision (DD/MM/YYYY):

7. 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

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

8. Ownership Certificates

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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.

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY

CERTIFICATE OF OWNERSHIP - CERTIFICATE B**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY

CERTIFICATE OF OWNERSHIP - CERTIFICATE C**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

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:

8. Ownership Certificates (continued)

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CERTIFICATE OF OWNERSHIP - CERTIFICATED

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

I certify/ 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):

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Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

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9. Agricultural Holdings

AGRICULTURAL HOLDINGS CERTIFICATE

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

Agricultural Land Declaration - You Must Complete Either A or B

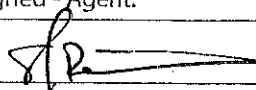
(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--



20/02/12

(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):

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10. 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 original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



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



The correct fee:



For applications to replace listed building or conservation area consents only:

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



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



11. Declaration

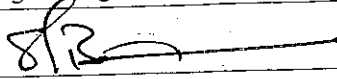
I/we hereby apply for planning permission/consent as described in this form and additional information.

320120185 P

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

**20/02/12****12. Applicant Contact Details**

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

13. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

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

If Other has been selected, please provide:

Contact name: Telephone number:

 Email address:



320080766P
S. J. BIALECKI

'Rosedale'
Back Lane
Grindleton
Clitheroe
Lancashire
BB7 4RB

Phone: 01200 441782
Fax: 01200 441782
Mobile: 07791 676 331

320120185P

DESIGN AND ACCESS STATEMENT

FOR

RESIDENTIAL DEVELOPMENT

ON LAND AT

VICTORIA STREET

CLITHEROE

Handwritten signature and date: 1/10/02

320120185P

PRESENT USE

The premises are used for the repair and maintenance of domestic and commercial vehicles.

Including a repair shop with ramps and mezzanine enclosure used as a canteen.

The south attached building is used for the storage and repair of tyres with additional incidental storage areas.

There is a rear (south) vehicular access onto to the premises from Reeford Grove which is presently used as a car storage compound.

The east section of the building is used as an office reception with visitor waiting area.

There is a visitor and staff car parking area to the north side of the premises in the form of a compound enclosed with high concrete block wall accessing from the extreme west side of Victoria Street.

DESCRIPTION OF EXISTING BUILDING

Principly a steel frame building with a series of extensions.

The principle is a five bay building with steel stanchions and roof trusses, concrete block walls and asbestos sheet roof. Floor area covering 180.00 sq/m

The principle building has been extended at least twice in recent times.

The first extension to the rear (south) of the premises in the form of concrete block walls with incorporated stanchions supporting steel trusses and roof cover. Floor area covering 100.00m², this extension was added approximately 30 years ago.

The most recent and final extension was added about 10 years ago to the west side out of concrete block walls, traditional timber construction and concrete roof tiles covering an area in the region of 50.00 square metres.

9/3 1/1/02

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SITING

The east boundary is separated to 6 Reeford Grove by the gable of main building and remainder a 2.40m high concrete block wall. There is a vehicular access from the premises to Primrose Street via Reeford Grove.

The north side partially bounds the back side of Victoria Street and what appears on the attached Location Plan a continuation of Richmond Terrace. The principle access point is from this side via Victoria Street and Richmond Terrace. There is an open piece of land at the access point (opposite the gable of 49 Victoria Street) used for incidental car parking. The west side bounds on to Henthorn Park playground separated by British Rail Track, there is a footbridge over the rail track to the park from the end of Victoria Street. The rail track is significantly lower than the building levels of the garage, separated by self seeded small trees on the separating embankment of the rail track.

The south and final boundary is separated to open plan allotment gardens, which we presume at this stage may be tenant leased by the Council.

HISTORY USE ASSESSMENT OF THE PREMISES

The premises have always had a "Commercial Use".

In recent times the property was used by Brain Dent providing Auto -- Electrical services who then moved on to Low Moor Garage, Edisford Road, CLitheroe.

The premises became vacant for a while then occupied by a company called "Motor point" run by Alan Nester.

It was within this period "Motorpoint" built a good reputation for providing a service to the Local Motoring Community.

To the extent expenditure of the second phase extension to fulfil all demands of the service provided.

As we understand the service provided created despair and nuisance to neighbouring residence in several forms to the extent controlled and monitored by the Enforcement Planning Department of Ribble Valley Borough Council.

In summary the success of the garage had reached its maximum potential at a price of restrictions, with no future guarantee to enhance the business.

1/19/08

320120185P

The business was then sold to the applicant approximately 3 years ago.

The applicant whilst running the business worked within the conditions set by Enforcement Planning and did not experience adverse reactions from the neighbouring community to the extent of the previous owner.

However the stigma to realise the true potential of the business would always be restricted by virtue of its position.

The applicant as from early July 2008 has accepted a management position in the Motoring Industry overseas.

The business premises are presently on lease to the previous owner Mr A Nester reviewed every 6 months.

PROPOSALS

The site extends to 0.0685 hectares (685 00m²) and is situated in a moderate value housing area a joining a playground park.

The building with joining boundary walls can be considered an eye sore in this immediate housing district.

Our proposal is to obtain Planning Permission for a Residential Development, before disposal to the benefit of the immediate district.

Proposals extend to demolishing existing building and perimeter walls. Constructing a three storey building forming nine (9) two (2) bedroom apartments with ancillary lift and staircase enclosure.

Our proposals follow the review of the Regional Spatial Strategy Housing report dated 22nd May 2008.

As a direct consequence the developers right to construct and sell on the open market.

DESIGN

The design improves and protects the general amenity space of neighbouring properties within Planning Policy Guidance Lines.

19/08

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In particular 6 Reeford Grove will benefit improved natural light to their property by the removal of garage gable wall which bounds the property.

The new building can comfortably be constructed in three stories by taking advantage of existing lower floor levels than immediate neighbouring , and still not exceed the ridge height of Victoria Street Terrace, as illustrated section A-A drawing No 7007.

Building materials shall be smooth faced natural coursed sand stone to full perimeter 800mm high with same stone quoins, heads and cills.

Full elevation split faced sandstone to elevations exposed to Victoria Street site entrance. The remainder elevations out of 'K' Rend. (silicone based coloured render to be agreed) Blue slate roof through out.

ACCESS PARKING

Access shall be as existing with 1 space per apartment within curtilage ownership.

REFUSE

Wheelie bins shall be sited to the rear (south) of the property 3 no per apartment.

BOUNDARY TREATMENT

In the form of a 2.0m high hit and miss timber panel fence.

8/15/18