



RIBBLE VALLEY
BOROUGH COUNCIL

29 MAR 2012

For office use only

Application No.

Date received 320120316P

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:	Mr	First name:	Russell	Surname:	Anderton
Company name:	Anderton Bosonnet				
Street address:	31 King Street			Country Code	National Number
				Telephone number:	Extension Number
				Mobile number:	
Town/City:	Clitheroe			Fax number:	
County:	Lancs			Email address:	
Country:					
Postcode:	BB7 2EU				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Judith	Surname:	Douglas
Company name:	Janet Dixon Town Planners Ltd				
Street address:	10A Whalley Road			Country Code	National Number
				Telephone number:	Extension Number
				Mobile number:	
Town/City:	Clitheroe			Fax number:	
County:	Lancs			Email address:	
Country:					
Postcode:	BB7 1AW				
					judith@jdixontownplanners.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use from A1 shop with storage to Estate Agents A2 Office on ground and first floor staff and storage on the second floor and separate basement level A2 Office.

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:	8	Suffix:	
House name:			
Street address:	YORK STREET		
Town/City:	CLITHEROE		
County:	LANCASHIRE		
Postcode:	BB7 2DL		

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

Easting:	374491
Northing:	441974

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:

There is adequate space within the curtilage for the storage of waste

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

☒ Yes ☐ No

If Yes, please provide details:

There is adequate space within the curtilage for the storage of recyclable waste

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

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:

Floor plans existing and proposed
Location Plan
Planning and Heritage Statement

10. Vehicle Parking

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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	2	2	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:

A1 Shop and storage

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

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	83.7	83.7	0.0	-83.7
A2	Financial and professional services	0.0	0.0	121.7	121.7
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	77.9	38.0	0.0	-38.0
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		161.6	121.7	121.7	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	3	4	4

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	
A2	09.00	17.00	10.00	16.00	N/A	N/A	☐

1. Site Area

What is the site area?

74.00

sq metres

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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:

N/A

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: Ms T Windsor

Number:

Suffix:

Street: c/o 5-7 Castle Street

Locality:

Town: Clitheroe

Postcode: Bb7 2BT

19/03/2012

Title: Mrs

First name:

Judith

Surname:

Douglas

Person role:

Agent

Declaration date:

19/03/2012



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: Mrs

First Name:

Judith

Surname:

Douglas

Person role:

Agent

Declaration date:

19/03/2012



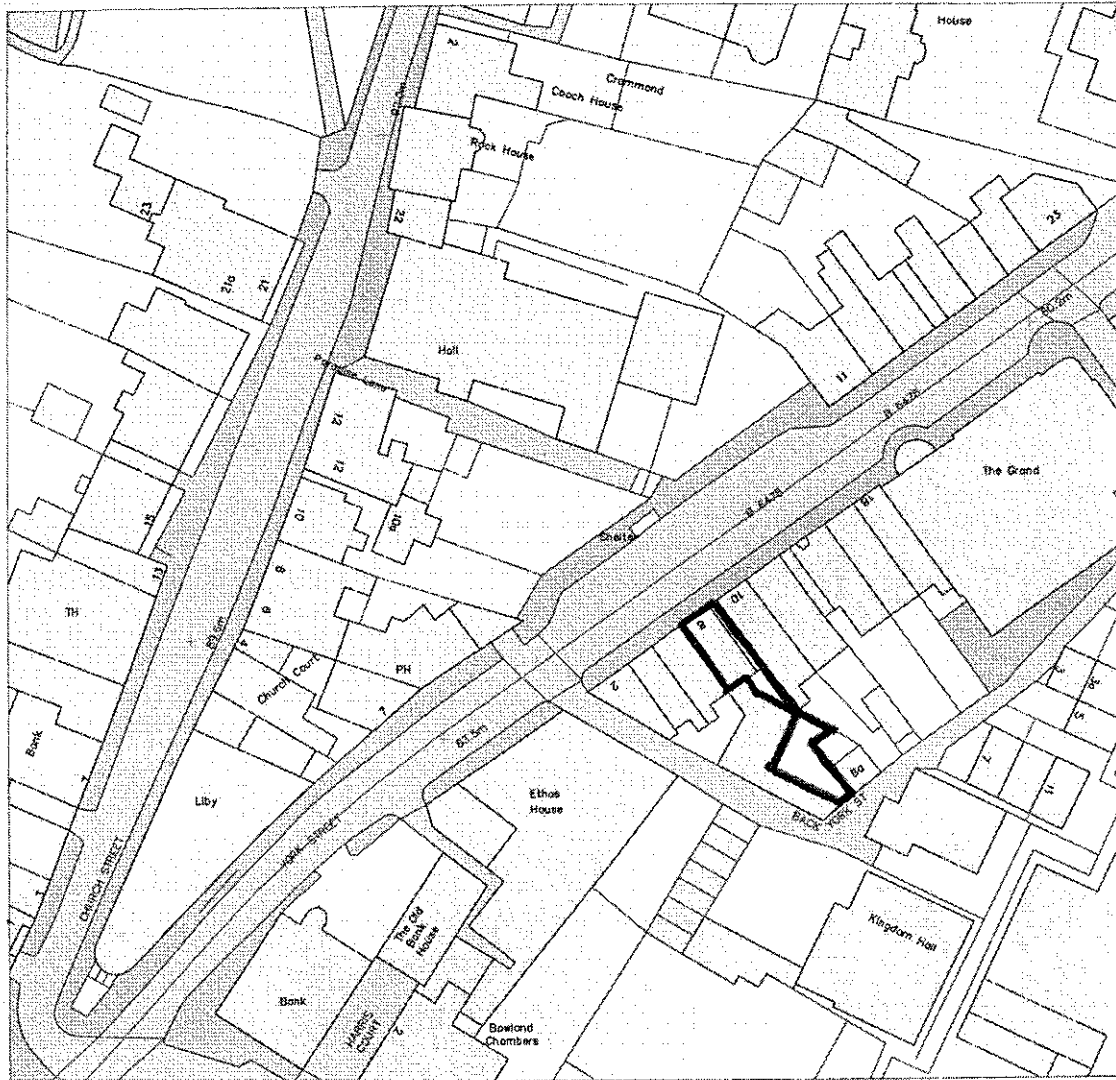
Declaration Made

26. Declaration

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

Date: 19/03/2012

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Site Address

8, York Street
Clitheroe
Lancashire

Drawing Title

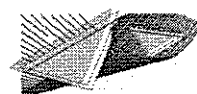
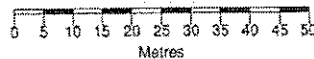
Site Location Plan

Project Description

Site Location Plan



North



TriCAD
Solutions Ltd.
BUILDINGS & LAND SURVEYORS

2 Berkshire Close | Wilpshire | Blackburn | Lancashire | BB1 9NG
tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

Rev.0 Description. Issued

Scale 1:1250@A4	Date 27/03/2012	Drawn By MW
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Drawing Number

TRI-0844-01

**PLANNING STATEMENT AND HERITAGE STATEMENT IN SUPPORT OF A
PLANNING APPLICATION FOR A CHANGE OF USE FROM GROUND AND FIRST
FLOOR SHOP WITH STORAGE AND STAFF FACILITIES AT SECOND FLOOR AND
BASEMENT TO ESTATE AGENTS OFFICE AT GROUND AND FIRST FLOOR WITH
STORAGE OFFICE AND STAF FACILTIES AT SECOND FLOOR AND SEPARATE
SELF CONTAINED OFFICE AT BASEMENT LEVEL AT 8 YORK STREET CLITHEROE**

1 SITE DESCRIPTION

- 1.1 The site lies within the Town Centre of Clitheroe in an area characterised by a mixture of town centre uses. The ground floor and first floor of the building is currently in use as a shop with storage and staff facilities at the second floor level. The basement of the property is in use as a storage area and has access from within the shop and a separate access to the rear of the property. The ground level of the properties on York Street is such that the ground floor is a street level on York Street and the basement is at a ground level at the rear of the property with access from Back York Street. At the rear of the property is a yard area which is used for parking two vehicles and is shared with the residential property 8a Back York Street. Access to the basement of the propriety can be through the yard or through the private ginnel at the side of the property which links the front and back of the property to York Street.
- 1.2 The site is within an area designated as the main shopping area and conservation area in the adopted Ribble Valley Districtwide Local Plan Proposals Map. It is outside the 'principle shopping frontage' of the town centre. York Street is characterised by the mixture of uses it contains including a bank, shops, school dentist, dwellings, and performing arts venue.
- 1.3 A significant number of buildings along York Street are listed including the application site. There is on street parking available on York Street and it is a bus route.

2. PROPOSED DEVELOPMENT

- 2.1 The proposal is to create an Estate Agents Office using the existing shop front for the display of properties for sale. The ground and first floor will be public areas as where people will be able to view properties for sale. The top floor of the property

will be use for additional office space and staff rest room, kitchen and storage area. The basement of the property is currently under-used a represent an opportunity to provide a self contained office with its own access form Back York Street or from York Street via the ginnel.

- 2.2 The application is for a change of use of the property and no building works are proposed. The building is listed. The occupation of the property as described will not require any alteration to the building that would require listed building consent.

3. ASSESSMENT

- 3.1 The adopted Ribble Valley Districtwide Local Plan is the main development plan document relevant to this proposal. The site is within the main shopping centre of Clitheroe and within the Conservation Area. Policies S1, and ENV16 apply. Central Government advice in Planning Policy Statement 5: Planning and the Historic Environment is relevant as is the Clitheroe Conservation Area Appraisal, Map, and Management Guidance.

4. SITE HISTORY

- 4.1 The following application area recorded on the Council's website.
- 3/2006/0717 Alterations and upgrade of basement to office accommodation (Listed Building Consent). Approved 18/10/2006.
- 3/2003/0756 Illuminated shop sign. Approved 06/10/2003.
- 3/2003/0746 New shop front. Approved 06/10/2003.
- 3/2003/0729 Upgrade of shop frontage (listed building consent) Approved 06/10/2003.
- 3/2003/0561 Shop Sign and uplighting of shop front (listed building consent) Refused 19/08/2003.
- 3/2009/0419 Upgrade of shop frontage and location of sign to improve the visual frontage to the road for a retail property (listed building consent). Refused 01/07/2003.
- 3/1999/0090 Conversion to residential. (This refers to the outbuilding at the rear of the property). Approved 22/04/1999.
- 3/1996/0668 Remove existing defective stone slate roof from rear elevation Replace with reclaimed welsh blue slates. (Conservation Area Consent).
- 3/1990/0887 Conversion of garage store to residential. Approved 05/03/1991

Also of relevance to this proposal is the following application;

33/2009/0675 14 York Street. Change of use of building from shop and flat to offices. Approved 05/10/2009.

5. EVALUATION

5.1 Policy S3 of the Local Plan defines the principle shopping frontages within the town centre of Clitheroe and restricts proposals for new uses at ground within this area to A1 retail uses or for the sale of food and drink for consumption on the premises. However outside this principle shopping frontage the rest of the town centre shopping area is designated as being covered by Policy S1. The application site falls within the S1 area. Policy S1 promotes new development for shopping within this area but it does not prevent a change of use away from A1 shops. The proposal to convert this A1 shop with ancillary accommodation to a two A2 offices with ancillary accommodation is acceptable under this policy. It is clear that the Council will accept the change of use away from a retail use to another use within the shopping area with the relatively recent approval of planning permission for the change of use of a shop to offices at 14 York Street.

5.2 The site is within the town centre on Clitheroe. As such there is no requirement for off-street parking to be provided. The site has easy access to the public transport network and is accessible on foot or by cycle.

5.3 This application does not propose any physical alterations to the building. We are aware that as the building is listed any internal or external alterations to the buildings will require listed building consent.

6. HERITAGE STATEMENT

Planning Policy Statement 5: Planning for the Historic Environment.

6.1 *Planning Policy Statement 5: Planning for the Historic Environment (PPS5, 2010)* has amended the national approach to considering the impact of development proposals on the historic environment. PPS5 and the companion practice guide, require applications for planning permission to be accompanied by a Heritage Statement where the proposal affects a heritage asset. In deciding whether a heritage asset is affected by a proposed development any potential heritage assets need to be identified. In some cases this is quite obvious because the building or

structure has statutory protection such as a listed building or registered park or garden these are termed as *designated assets*. In other cases the heritage asset may have been identified by the local planning authority through the plan making process eg. building of townscape merit, within a conservation area, or it may have been identified through the development management process. The PPS5 practice guide defines the difference between a heritage asset and other components of the environment is that a '*heritage asset holds meaning for society over and above its functional utility*.' It is this heritage significance that justifies a degree of protection in planning decisions.

- 6.2 The purpose of this Heritage Statement is to identify the heritage asset. Following identification of the heritage asset it is necessary to assess the significance of the heritage asset. Finally it is necessary to assess the impact of the development on the heritage asset.
- 6.3 *Policy HE6 of PPS5* requires the level of detail of information provided by the applicant on planning applications affecting heritage assets to be proportional to the importance of the heritage asset, and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.
- 6.4 *Policy HE7 of PPS5* gives guidance to local planning authorities on decision making in relation to heritage assets. It requires them to assess the significance of the heritage asset and the effect of the proposal on the heritage asset. In doing so, they are to take account of the particular nature of the significance of the heritage asset and the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets and the historic environment generally can make to the establishment and maintenance of sustainable communities and economic vitality.

Identifying the Heritage Asset.

- 6.5 8 York Street forms part of a terraced row of three storey properties on the south east side of York Street. The building is rendered and has a traditional shop front in the elevation facing York Street.

Designated Assets, Desk Based Assessment.

- 6.6 8 York street is a listed building listed for group value with other buildings in this street the list description reads

YORK STREET 1. 5295 (South-East Side) ----- Nos 8 and 10 SD 7441 1/244 II GV 2. C18 or early C19. 3 storeys in pebbledashed stone with moulded eaves cornice and rusticated quoins. 3 windows, stone surrounds, no glazing bars. 2 windows to 1st floor and 1 of 2 lights, centre mullion pebble dash rendered, to No 10. 2 modern shop fronts and passage entry. Nos 2 to 18 (even) form a group.

The site is also within Clitheroe Conservation Area. We can assess that the building is a designated asset which is located within a designated Conservation Area.

Assessment of the Significance of the Heritage Assets

- 6.7 The Conservation Area Appraisal for Clitheroe Conservation Area shows that York Street is within Character Area 3. It identifies that historically York Street was constructed in about 1820. It describes the street as descending "*in an open sweeping curve from Market Place to Clitheroe Royal Grammar School. At the top end are three large three-storey stone buildings (NatWest Bank, Public Library and the White Horse pub) but as the street continues northwards, and downhill, commercial uses give way to residential and the scale of development declines. The central length of York Street is notable for two opposing rows of early/mid 19th century three-storey terraced houses. On the west side, opposite the grade II listed nos. 2-18 there is a small open space with trees beside a picturesque stone-paved lane leading up to Church Street. Two key historic buildings, Stanworth House and the historic building of Clitheroe Royal Grammar School, uncharacteristically stand well back from the road.*"

Amongst the positive features of the area the appraisal identifies

- *Listed and unlisted rows of early 19th century houses of architectural merit;*
- *Good, varied historic townscape;*
- *Good quality traditional shopfronts;*

8 York Street is not identified as one of the key listed buildings in this area. Amongst negative features are:

- *Loss of architectural detail (original windows, doors etc);*
- *Insensitive alteration of historic buildings, including some modern shopfronts*
- *Vacant properties in Back York Street*

Assessment of the Impact of the Development on the Heritage Assets.

- 6.7 The existing internal layout of 8 York Street suggests that it was originally built as a dwelling. It has an elegant winding staircase in the centre of the floor plan. At some point in the C19th century the building has been converted to a shop with the insertion of a shop front. The change of use of the property to an Estate Agents Office does not require any alterations to the property in order for the new use to operate within the building. The change of use will have at least no impact on the Heritage Asset and could be considered to have a positive impact in that it will continue a viable use within the building. The proposal has a neutral effect on the strengths and weaknesses identified by the Conservation Area Appraisal.
- 6.8 Listed building consent has recently been granted for the alteration of the basement of the building to enable it to be used as an office. This indicates that the change of use of the basement to a self contained office will have an acceptable impact on the heritage asset.

7 CONCLUSION

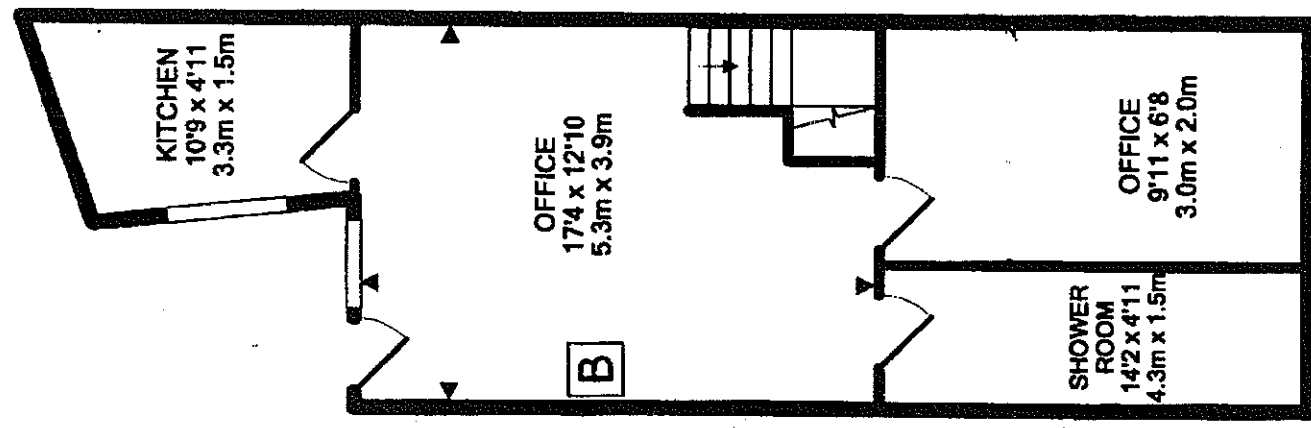
- 7.1 The proposed change of use of the building from A1 shop with ancillary accommodation to a two A2 offices is fully in accordance with the requirements of Local Plan Policy. The change of use will have no physical impact on this listed building and therefore has no effect on this heritage asset. The proposal meets the requirements of PPS 5.

Judith Douglas

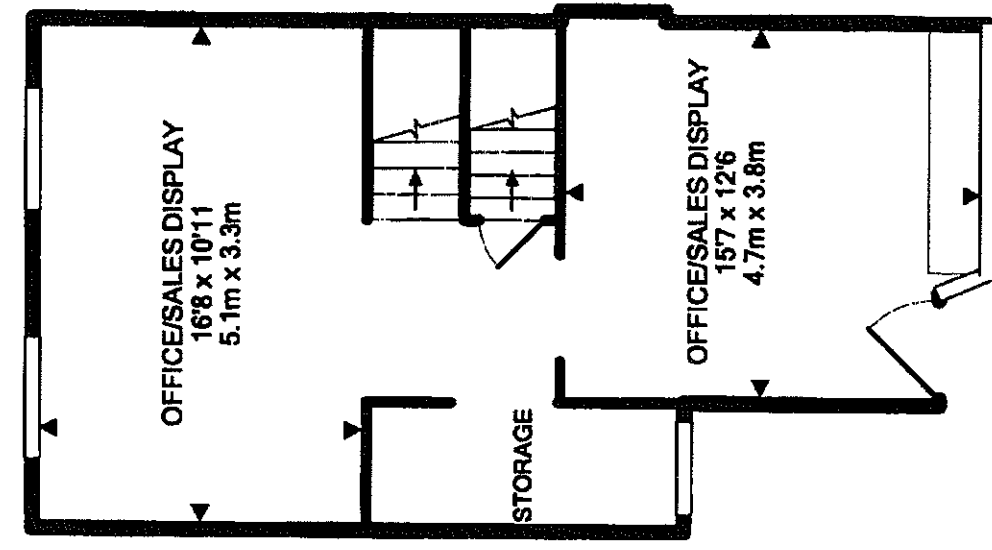
Janet Dixon Town Planners Ltd.
10A Whalley Road, Clitheroe, Lancashire BB7 1AW
01200 - 425051

March 2012

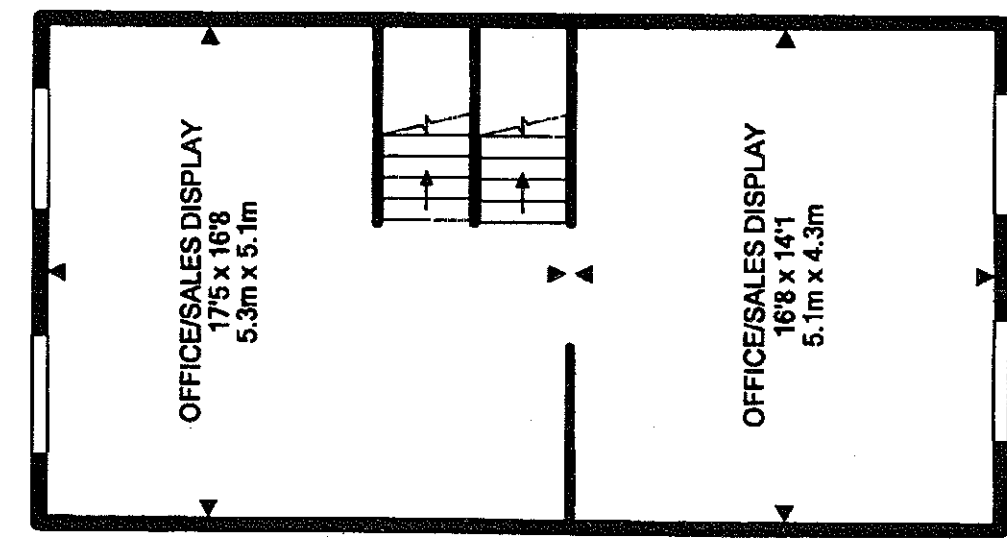
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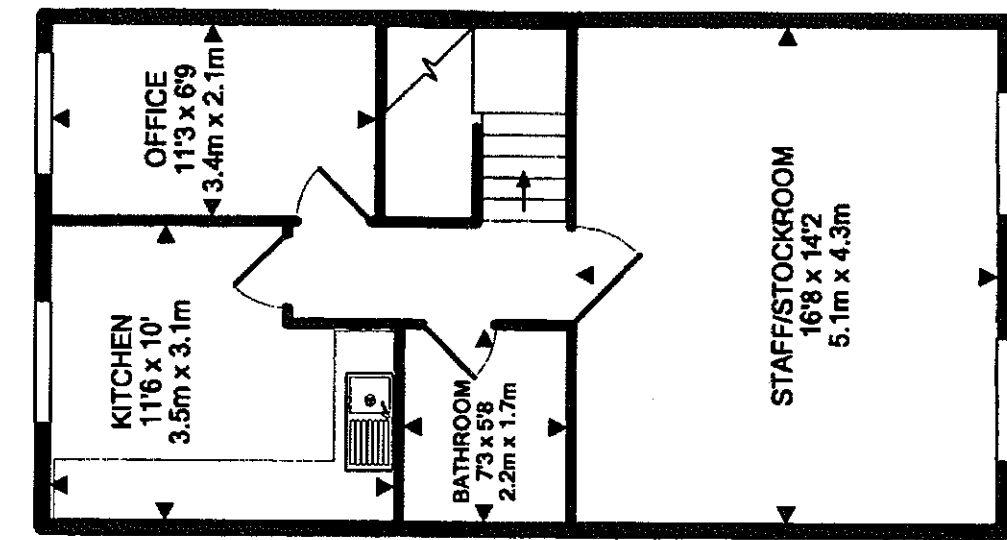
BASEMENT LEVEL
APPROX. FLOOR
AREA 43.3 SQ.M.
(466 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 44.4 SQ.M.
(478 SQ.FT.)



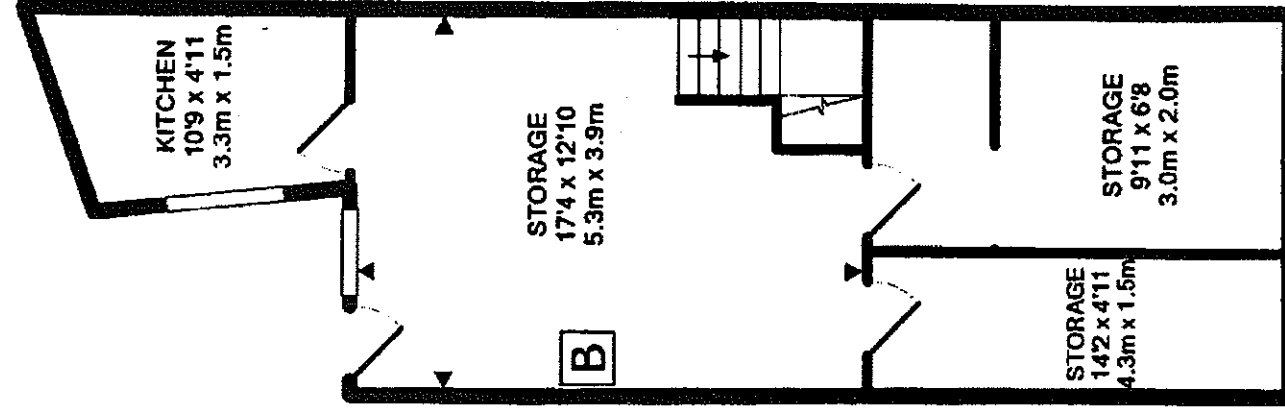
1ST FLOOR
APPROX. FLOOR
AREA 48.8 SQ.M.
(525 SQ.FT.)



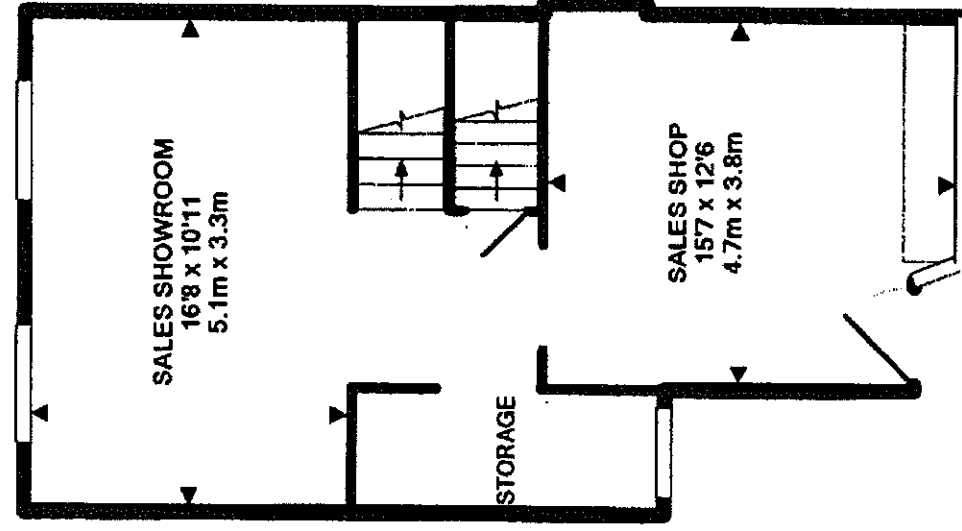
2ND FLOOR
APPROX. FLOOR
AREA 48.8 SQ.M.
(525 SQ.FT.)

PROPOSED ESTATE AGENTS OFFICE USE: 8 YORK STREET CLITHEROE
TOTAL APPROX. FLOOR AREA 185.4 SQ.M. (1995 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2012

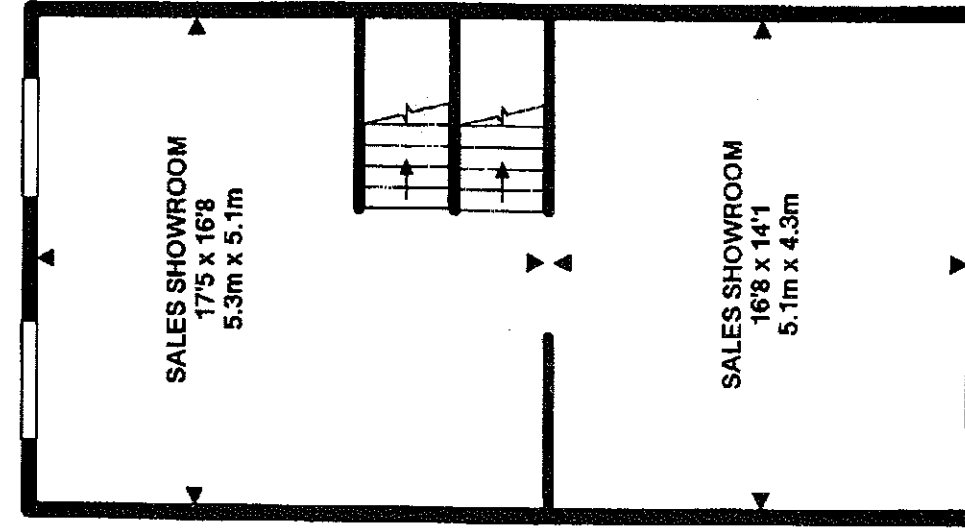
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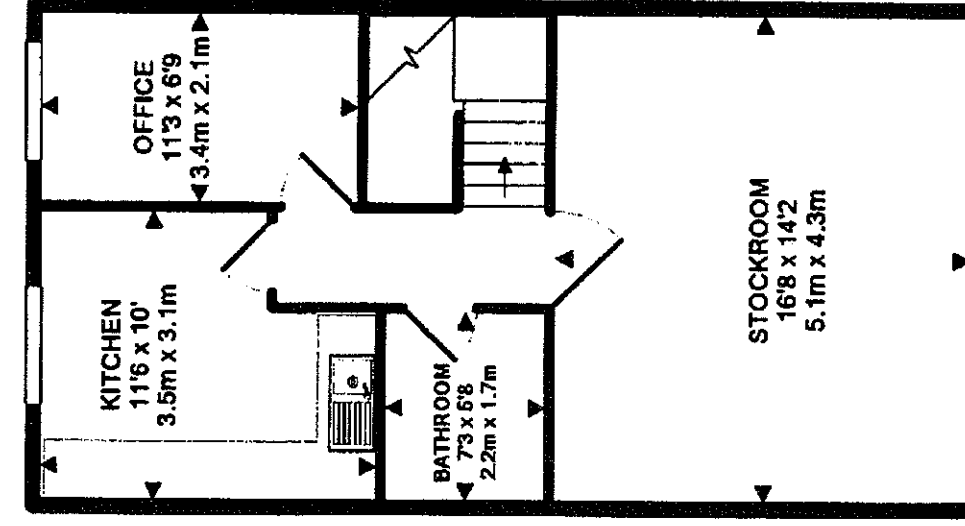
BASEMENT LEVEL
APPROX. FLOOR
AREA 43.3 SQ.M.
(466 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 44.4 SQ.M.
(478 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 48.8 SQ.M.
(525 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 48.8 SQ.M.
(525 SQ.FT.)

EXISTING USE RETAIL SHOP: 8 YORK STREET CLITHEROE
TOTAL APPROX. FLOOR AREA 185.4 SQ.M. (1995 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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