



RIBBLE VALLEY
BOROUGH COUNCIL

29 MAR 2012

For office use only

Application No 320120322P

Date received

Fee paid £

Receipt No:

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

Application for removal or variation of a condition following grant of
planning permission. 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.

1. Applicant Name, Address and Contact Details

Title:	Miss	First name:	Gemma	Surname:	Danby	
Company name:						
Street address:	15 Avon Road			Country Code	National Number	Extension Number
	Gedling			Telephone number:		
				Mobile number:		
Town/City:	Nottingham			Fax number:		
County:				Email address:		
Country:						
Postcode:	NG4 4JU					

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Miss	First Name:	Emma	Surname:	Hulley	
Company name:	Sanderson Weatherall					
Street address:	22-24 Grey Street			Country Code	National Number	Extension Number
				Telephone number:	0191 269 0164	
				Mobile number:		
Town/City:	Newcastle upon Tyne			Fax number:		
County:				Email address:		
Country:	United Kingdom					
Postcode:	NE1 6AD			emma.hulley@sandersonweatherall.com		

3. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	4	Suffix:	A
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:	374484		
Northing:	441968		

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4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

5. Description of Proposal

Please provide a description of the approved development as shown on the decision letter:

Change of use from class A1 to class A3 (retail to restaurant / cafe).

Application reference number: 3/03/0466/P

Date of decision: 17/07/2003

Please state the condition number(s) to which this application relates:

Condition number(s):

3: The premises shall not be used for any purpose within class A3 other than as a restaurant / cafe. For the avoidance of doubt, no hot food or drinks shall be sold for consumption off the premises.

Has the development already started?

☐ Yes ☒ No

6. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed:

A new tenant is leasing the unit and it will be utilised as a cafe / coffee shop. The main trade (circa 80%) will be customers eating in the unit however hot drinks and some foods (sandwiches and paninis) will be on offer to takeaway. Please note there will be no cooking of food (just heating up) on the premises and the takeaway element will be ancillary to the main use of the unit.

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

Open A3 use in the unit permitting ancillary sales of takeaway drinks and snacks from the unit.

7. 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

8. 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 John Watson & MR A Fairwather c/o agent Mason Owen	
Number: Suffix:	
Street: Gladstone House, Union Court	
Locality:	
Town: Liverpool	
Postcode: L2 4UQ	29/03/2012

5. Certificates (Certificate B - continued)

Title: Miss First name: Emma Hulley Surname: Sanderson Weatherall 320120322P
Person role: Agent Declaration date: 29/03/2012 ☒ Declaration made

8. 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: Miss First Name: Emma Hulley Surname: Sanderson Weatherall
Person role: Agent Declaration date: 29/03/2012 ☒ Declaration Made

9. Declaration

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



Date 29/03/2012

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RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Office, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414483

Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/03/0466/P

DECISION DATE: 17 JULY 2003

DATE RECEIVED: 22 MAY 2003

APPLICANT:

ETHOS GALLERY
ETHOS HOUSE
YORK STREET
CLITHEROE
BB7 2DL

AGENT:

SUNDERLAND PEACOCK AND ASSOCIATES
STANLEY HOUSE
LOWERGATE
CLITHEROE
BB7 1AD

DEVELOPMENT PROPOSED: CHANGE OF USE FROM CLASS A1 TO CLASS A3 (RETAIL TO RESTAURANT/CAFÉ)

AT: THE ETHOS GALLERY, ETHOS HOUSE, YORK STREET, CLITHEROE

Ribble Valley Borough Council hereby give notice that permission has been granted for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
2. The use of the premises in accordance with this permission shall be restricted to the hours between 0830 and 2330 Monday to Saturday and 1000hours until 2300 hours on Sunday.
3. The premises shall not be used for any purpose within Class A3 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) other than as a restaurant/café. For the avoidance of doubt, no hot food or drinks shall be sold for consumption off the premises from the restaurant/café use hereby permitted.
4. Before the use hereby permitted becomes operative, precise details and specifications of any external flue extraction system shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details.

The reason(s) for the condition(s) are:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990
2. The use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard the amenities of nearby residents.
3. In the interests of the appearance and the character of the locality and the amenities of nearby residents
4. In the interests of visual amenity

Notes:

1. For the rights of appeal in respect of any condition(s) or reason(s) attached to the permission see the attached notes.

Continued