

1 2 JUN 2012	
FOR THE	ATTENTION OF

For office use only

Application No.

Date received **320120535 P**

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:	Maureen Cookson Ltd				
Street address:	George Street		Telephone number:		
Town/City:	Whalley		Mobile number:		
County:	Lancashire		Fax number:		
Country:	United Kingdom		Email address:		
Postcode:	BB7 9TH				

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	David	Surname:	Lofthouse
Company name:					
Street address:	65 Henthorn Road		Telephone number:		
Town/City:	Clitheroe		Mobile number:		
County:	Lancs		Fax number:		
Country:			Email address:	d.lofthouse@tiscali.co.uk	
Postcode:	BB7 2LD				

3. Description of the Proposal

Please describe the proposed development including any change of use:

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:	Maureen Cookson Ltd		
Street address:	George Street		
	Whalley		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 9TH		

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

Easting:	373276
Northing:	436247

Description:

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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:

Waste storage provision is located within the existing service yard off the carpark.

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

☒ Yes ☐ No

If Yes, please provide details:

As above.

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

9. (Materials continued)

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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:

N/A

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:

Location Plan - Ref MCL/2012/01

Site Plan - Ref MCL/2012/02

Existing and Proposed Plans - Ref MCL/2012/03

Design & Access Statement - Ref MCW/2012/DAS

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	18	18	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	1	1	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other	On street parking fronting the premises is also available		

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

No drainage works required

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 320120535 P

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:

Benedicts Deli - Cafe - Bar A4
Maureen Cooksons Lt Retail A1

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)

18. All Types of Development: Non-residential Floorspace (continued)

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A1	Shops Net Tradable Area	1103.0	70.0	0.0	-70.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	70.0	70.0
A4	Drinking establishments	135.0	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	0.0	0.0	0.0	0.0
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	1238.0	70.0	70.0	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	38	0	0
Proposed employees	38	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	9.00am	5.30pm	9.00am	5.00pm			☐
A2	9						☐
A3	9.00	5.30	9.00	5.00	9.00	5.30	☐
A4	9am	7.30pm	9.00am	7.30pm	9.00am	7.30pm	☐

21. Site Area

What is the site area?

1 700

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:

Retail of fashion goods, deli sales and licensed cafe

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

4. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

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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 John Ridge	11/06/2012
Number:		
Suffix:		
Street:	Smalleys Farm	
Locality:	Billington	
Town:		
Postcode:	BB7 9JF	

Title: Mr First name: David Surname: Lofthouse
Person role: Agent Declaration date: 11/06/2012 ☒ 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: Mr First Name: David Surname: Lofthouse
Person role: Agent Declaration date: 11/06/2012 ☒ 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: 11/06/2012

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Design & Access Statement

For

**The Proposed Change of Use From Use Class A1 to mixed
Use Class A1 and A3**

MAUREEN COOKSON LTD

George Street Whalley BB7 9TH

June 20012

REF - MCW/2012/DAS

320120535P

EXISTING BUILDING

Location

The site is located in the village of Whalley – Grid Ref 373276 436247

Site Boundaries

The site boundaries are outlined in red on the attached location plan.

Building Form

The existing accommodation is contained within pitched roof buildings of single, two and three storeys.

Building Use

The principle ground and first floor areas are occupied by Maureen Cookson Ltd and consist of areas for the retailing of ladies fashion wear with ancillary offices.

The ground floor section to the east end of the building forms Benedicts Licensed Deli Café.

Construction

External walls are constructed in smooth red facing brick.

Roofs are slated in welsh blue grey natural slate.

Windows and external doors are principally constructed in timber with a small number of windows being manufactured in uPVC.

Gutters and rain water pipes are of cast iron.

PROPOSALS

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Provision of Store: In the existing rear delivers / storage area it is proposed to construct a partition with double doors to encompass existing storage facilities relating to Benedicts. The fire detection / alarm system of Benedicts would then be adapted to encompass this area and provide full and individual fire separation between Benedicts and Maureen Cookson Ltd when the two areas are operating during differing opening hours (Benedicts currently operates until 7.30pm Maureen Cookson Ltd until 5.30pm).

Change of Use:- Within the part of the existing retail area of Maureen Cookson Ltd (Ref RA1 indicated on Drawing Ref MCW/2012/03) it is proposed to provide sofa seating for customers waiting allocation of tables in Benedicts, a coffee bar, retail deli sales counter and additional tables as an overspill from Benedicts.

It is proposed to apply for /adapt the existing license to cover the new area so that alcoholic drinks may be served with meals.

Queues for tables in Benedicts are currently experienced on a daily basis with many customers gathering in this existing retail area to the detriment of a comfortable relaxed shopping experience for others.

Particularly in the current economic climate it is essential to explore all avenues and implement everything possible to not only retain an existing customer base (which is the principle aim of the proposals), but to attract new customers and it is considered that these proposals, in improving customer comfort and providing additional facilities will do just that.

Although connected internally via the double doors to Benedicts it is proposed to operate this new area during the hours of the Maureen Cookson Ltd retail use only.

Works

The proposals will be realised by means of limited alterations to the existing internal layout, a new fire partition with fire doors will be constructed to form the storage area, double doors would be introduced between the two existing retail units.

The existing retail area (RA1) will be refurbished with new suspended ceiling, floor covering and lighting, there will be no alterations whatsoever to the external fabric or fenestration.

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Materials

All materials used in the fitting out will be good quality, comply with British Standards and have fire resistance / surface spread of flame ratings compliant with current building regulations.

Drainage

Foul Drainage:- This will be as existing - no alterations or additions are required.

Surface Water Drainage:- This will be as existing – no alteration or addition is required.

Services

The existing building is provided with mains electric, gas and water services which will be adapted / extended internally to serve the proposed layout.

Refuse

There is provision for waste storage and collection within the existing external service area to the rear (south) of the building.

Landscaping

There is no requirement for additional landscaping.

Access

Off street customer car parking is available on land to the west of the building, 17 spaces are currently provided plus 1 no additional dedicated disabled parking space.

On street parking fronting the premises is also available.

Access to the premises generally from the car park is via a "level access" public footpath through entrance doors situated in George Street.

Access into Benedicts is via an entrance door situated on George Street. As Benedicts and Maureen Cookson Ltd are under the same ownership and as the primary function of Benedicts is to provide refreshment to the retail customers of Maureen Cookson Ltd there is direct access between the two via internal double doors.

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Approvals & Supporting Documents

	Required	Not required
Planning	*	
Listed Building Consent		*
Conservation Area Consent		*
Building Regulations	*	
Party Wall Act		*
Bat Survey		*
Flood risk Assessment		*

Planning Submission Fee:- £335

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DEVELOPMENT Proposed Change of Use

LOCATION Maureen Cookson Ltd
George Street
Whalley
BB7 9TH

DRAWING TITLE Location Plan

SCALE 1:2500

DATE 01/06/12

DRG NO MCL/2012/01

Lesley Lund

From: d lofthouse@tiscali.co.uk [d lofthouse29@googlemail.com]

Sent: 17 June 2012 21:54

To: Lesley Lund

Subject: Maureen Cookson Application

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HERITAGE STATEMENT

PROPOSED CHANGE OF USE

MAUREEN COOKSON LTD WHALLEY

BUILDING - The building is a large two storey structure constructed in red brickwork with stone dressings and a natural slate roof. The principal elevation to George Street contains a number of traditional shop front facades. It was constructed by the Cooperative Society as a purpose built store to house their drapery, footwear, grocery and furniture departments, a co op bank, a cafe and with a cinema at first floor level.

In the 1960s following the bankruptcy of the bank, the Co Op vacated the building. For a short period in the late 60s and early 70s the first floor was converted into the Ace of Spades nightclub with the remainder of the building falling into disrepair. Following the sale of the premises to a private individual, in 1974 the building was leased to three businesses, including Maureen Cookson, and was then revamped and restored in a sensitive nature to provide accommodation for Fentons Supermarket, a footwear retailers and Maureen Cookson. During the 90s internal alterations were carried out at first floor level to provide additional retail floor space and offices and licensed cafe, both ancillary to the Maureen Cookson business.

In 2010 the footwear retail business in the end section was moved to within Maureen Cookson premises and further alterations undertaken to relocate the licensed cafe in the retail footwear unit. This is the current Benedicts Deli and Cafe Bar. These alterations consisted principally of internal works although two of the the original window openings in the gable elevation adjacent to Clitheroe Road which at some period had been built up, were reopened.

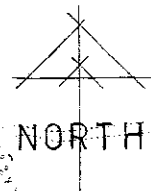
There are no works whatsoever proposed to the external fabric of the building.

BUSINESS - Maureen Cookson Ltd was founded in 1956 and initially occupied premises at 47 King Street Whalley. It is now the longest established business in Whalley. In 1974 having outgrown the King Street location the business relocated to its present position in George Street. Since its relocation Maureen Cookson has evolved into one of the most highly regarded independent ladies fashion retailers in the country with over 6000 active customers. The Maureen Cookson name is synonymous with not only quality but with Whalley. The business attracts customers from all parts of the country and therefore makes a valued contribution to the local economy in that many customers travelling to the area do so for not only the shopping experience but also to visit tourist areas within the Ribble Valley. Any successful business must move with the times and must respond to the demands of its customer base, Maureen Cookson Ltd is no exception and this proposal is to meet an identified need. The proposal is not for a fundamental change of use of the building but is simply the redistribution of two existing uses over an area equating to approx 5% of the buildings total floor area.

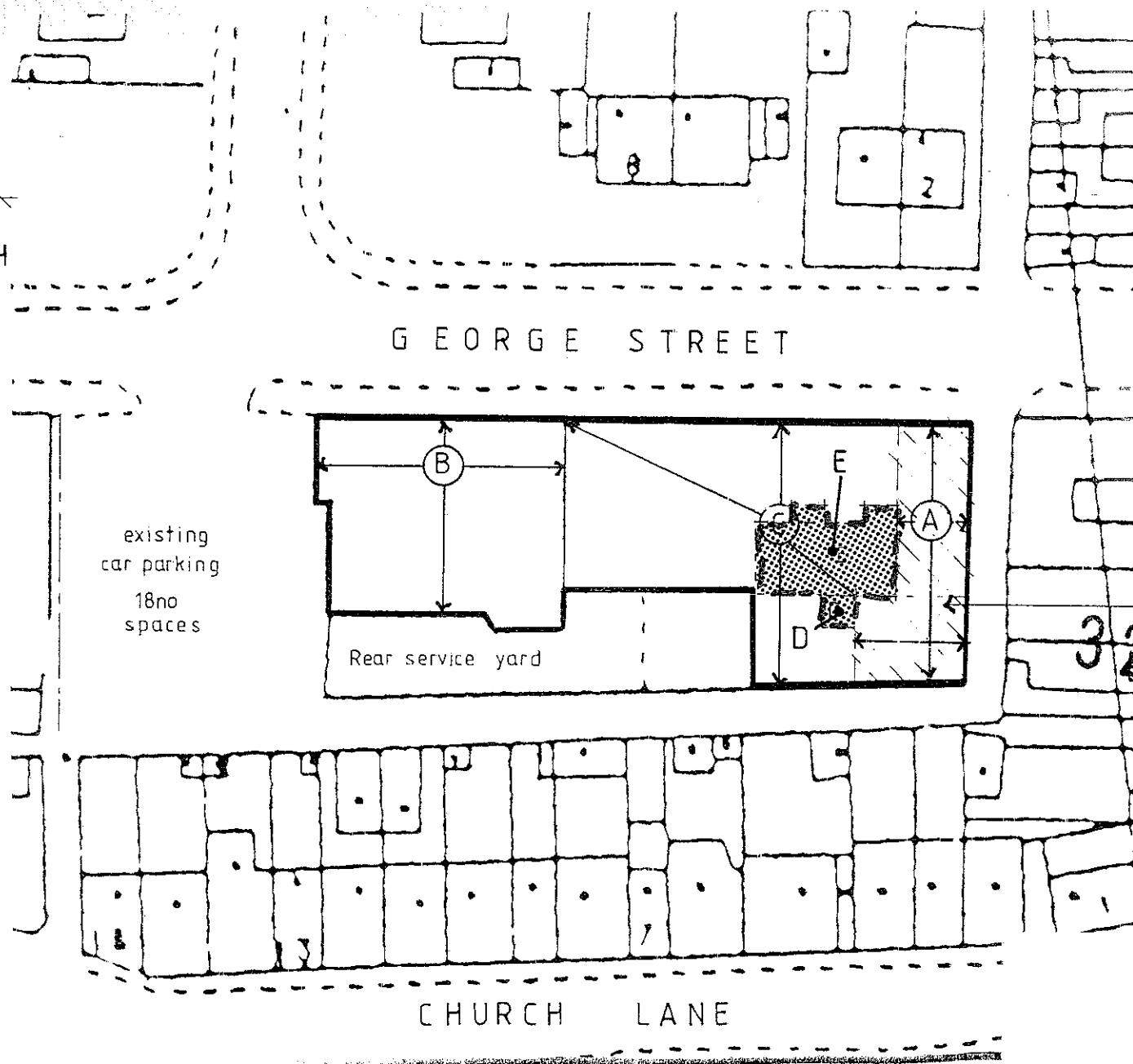
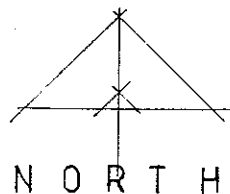
CONCLUSION - The proposal, if implemented will maintain and enhance the existing business which has been synonymous with and part of Whalleys heritage for over half a century. It will have no detrimental impact whatsoever on the Heritage Asset whether that "asset" be construed as the building or the business.

Sent from my HTC

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DEVELOPMENT Proposed Change of Use
LOCATION Maureen Cookson Ltd
George Street
Whalley
BB7 9TH
DRAWING TITLE Location Plan
SCALE 1:2500
DATE 01/06/11
DRG NO MCL/2012/01



EXISTING

- A Ground Floor – Benedicts Licensed Café & Deli Bar
- A First Floor – Maureen Cookson Ltd
- B Ground Floor – Spar Supermarket
- B First Floor – Maureen Cookson Ltd
- C Ground & First Floors – Maureen Cookson Ltd

PROPOSED

- D Kitchen Store
- E Coffee Bar / Lounge / Café / Deli Sales

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DEVELOPMENT Proposed Change of Use

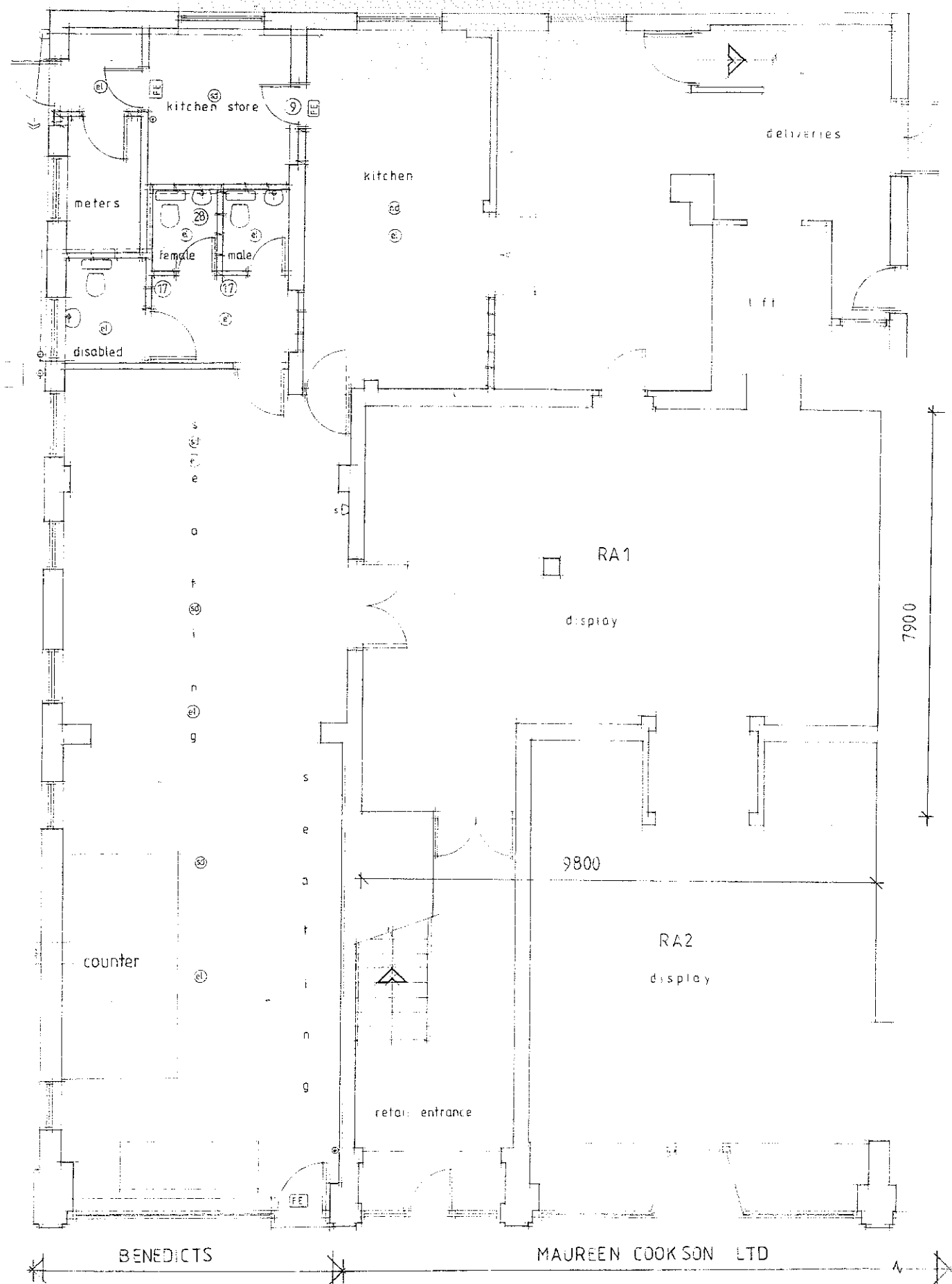
LOCATION Maureen Cookson Ltd
George Street
Whalley
BB7 9TH

DRAWING TITLE Site Plan

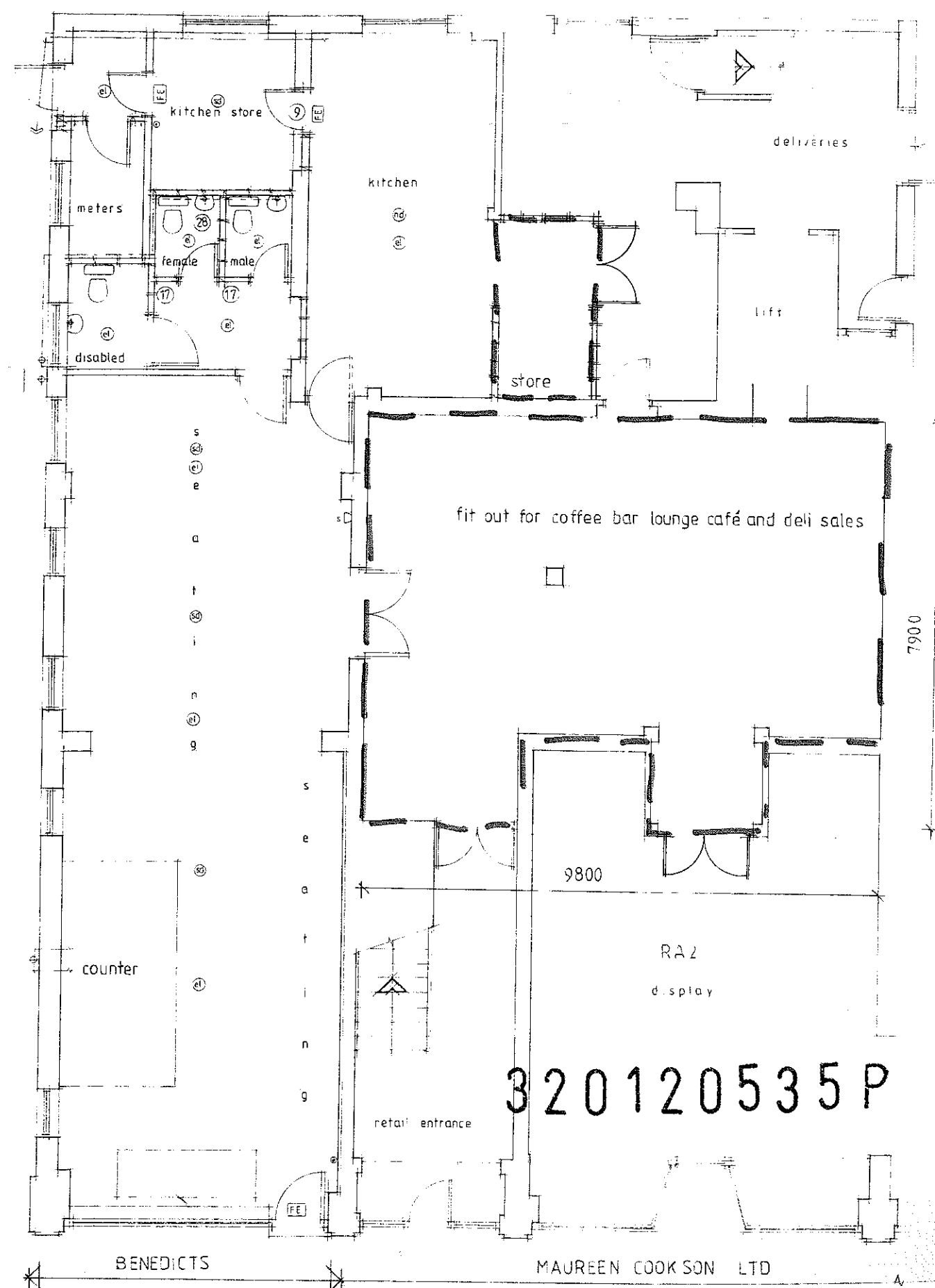
SCALE 1:500

DATE 01/06/12

DRG NO MCL/2009/02



Existing



Proposed

DEVELOPMENT Proposed Change of Use

LOCATION Maureen Cookson Ltd
George Street
Whalley
BB7 9TH

DRAWING TITLE Existing & Proposed Plans

SCALE 1:100

DATE 01/06/12

DRG NO MCL/2012/03