



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320120543 P

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

06 JUN 2012

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.

FOR THE
ATTENTION OF

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Tim	Surname:	Forrest		
Company name:							
Street address:	Oak Tree Farm				Country Code	National Number	Extension Number
	Preston Road				Telephone number:		
	Alston				Mobile number:		
Town/City:	Preston				Fax number:		
County:	Lancashire				Email address:		
Country:							
Postcode:	PR3 3BL						

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

2. Agent Name, Address and Contact Details

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

3. Description of the Proposal

Please describe the proposed development including any change of use:

Use of premises for A.1 retail purposes

Has the building, work or change of use already started? ☐ Yes ☒ No

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

House:	37	Suffix:	
House name:			
Street address:	Inglewhite Road		
	Longridge		
Town/City:	Preston		
County:			
Postcode:	PR3 3JS		

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

Easting:	360136
Northing:	437721

Description:



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

☐ Yes ☒ No

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

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

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

☐ Yes ☒ No

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

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Description of *existing* materials and finishes:

Natural stone

Description of *proposed* materials and finishes:

Natural stone - no change

Description of *existing* materials and finishes:

Natural slate

Description of *proposed* materials and finishes:

Natural slate - no change

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes ☒ No

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	14	14	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	2	2
Disability spaces	0	0	0
Cycle spaces	0	2	2
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

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

N/A - No change to be made to existing connections

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:

Vacant retail premises

Is the site currently vacant? ☒ Yes ☐ No

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

Retail

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

01/01/2007

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

19. Employment

If known please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	5	3

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	

21. Site Area

What is the site area?

00.10

hectares

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 - retail use

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

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

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

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25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

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.

Title: First name: Surname:

Person role: Declaration date: ☒ 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: First Name: Surname:

Person role: Declaration date: ☒ Declaration Made

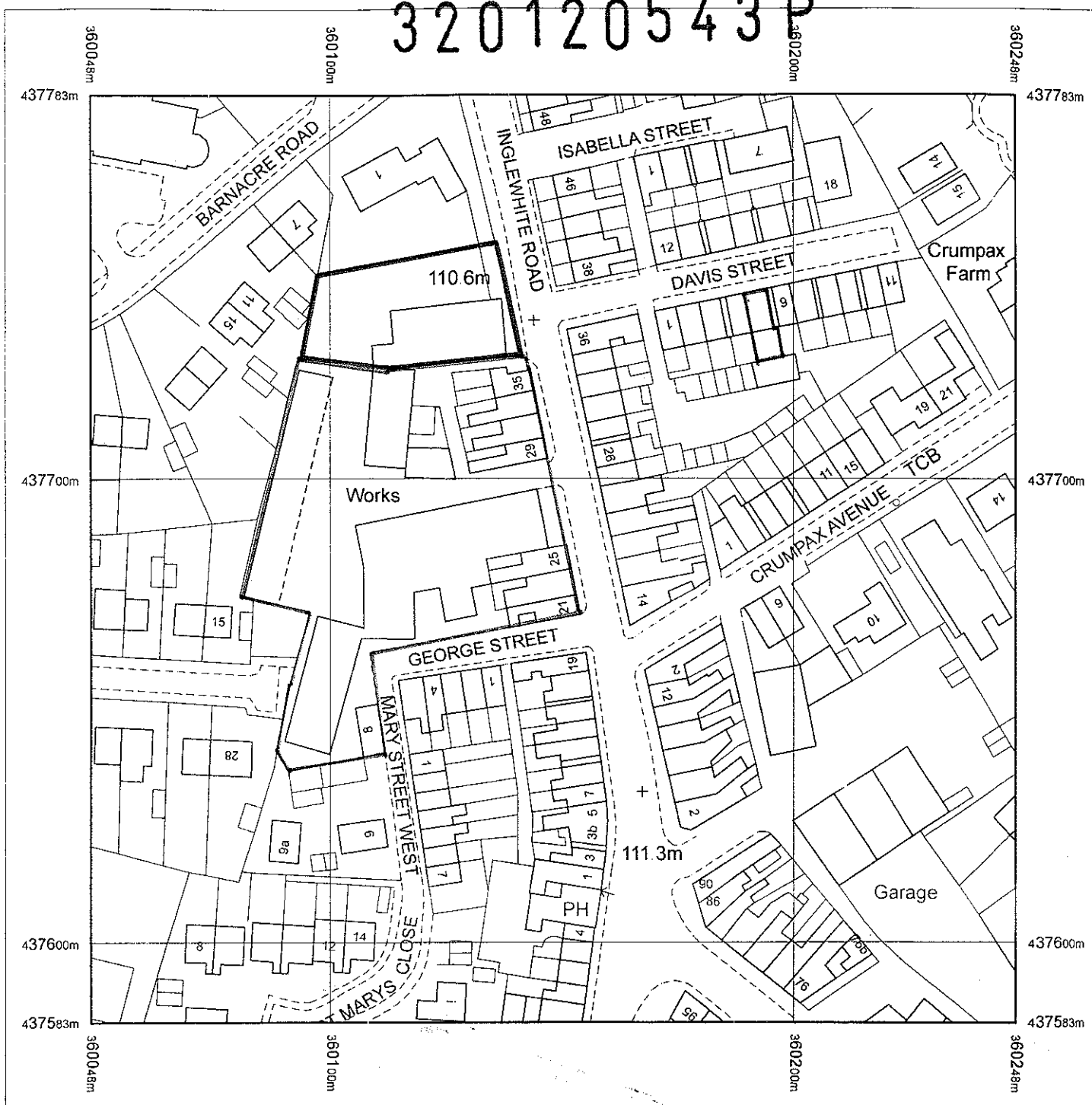
26. Declaration

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



Date:

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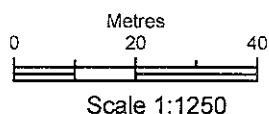
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PLANNING STATEMENT

PROPOSAL: USE OF PREMISES FOR A.1 RETAIL PURPOSES
SITE: 37 INGLEWHITE ROAD, LONGRIDGE

1. INTRODUCTION

- 1.1 This planning statement has been prepared to accompany a planning application by Mr T Forrest to Ribble Valley Borough Council.

2. THE PROPOSAL

- 2.1 The proposal relates to premises at 37 Inglewhite Road, Longridge. The application seeks permission to use the premises for A.1 retail purposes without the limitation of previous retail permissions. This application relates solely to the use of the building, and does not seek permission for any physical alterations. It should, however, be noted that permission is already in place to install a new entrance door/shop front as referred to later. The application is accompanied by a site plan which shows the intended vehicle parking layout.

3. THE SITE AND SURROUNDINGS

- 3.1 The application relates to a single-storey stone-built and slate-roofed building at 37 Inglewhite Road, Longridge. The building measures approximately 12.5m wide and between 24 and 28m deep. The building has an internal floor space of some 288m². Public access to the building may be gained via the entrance door on Inglewhite Road, with service access available from the side of the building. Alongside and to the rear of the building is a hard-surfaced area which would be available for parking, servicing and turning. There is an existing vehicular access from Inglewhite Road.
- 3.2 The property was built as a mill in the Victorian period. It has long been used as a retail store, most recently in connection with the adjoining Herbert T Forrest (now ARC Joinery) joinery business.

- 3.3 The property is situated in the centre of Longridge, within an area of mixed commercial and residential use between Sainsbury's store (approximately 75m to the north) and Berry Lane (approximately 120m to the south).

4. PLANNING HISTORY

- 4.1 The relevant planning history is as follows:

- 75/1292 – extensions and alterations to existing building to form wholesale farm produce warehouse with processing facilities and formation of retail shop. Permitted April 1976;
- 81/0504 – proposed change of use to retail shop. Permitted June 1981;
- 88/0135 – change of use to DIY sales and timber sales. Permitted April 1988;
- 10/0410 – Installation of new entrance door. Permitted July 2010;
- 10/0461 – application to vary condition no. 2 of planning permission 3/1998/0135, so that it would inure for ARC Joinery and Building Services Ltd. Permitted August 2010.

5. PLANNING POLICY

Ribble Valley Local Plan

- 5.1 The main component of the development plan is the Ribble Valley Local Plan.
- 5.2 The following saved policies of the Ribble Valley Local Plan, adopted in June 1998, are relevant to the proposal:
- Policy G1 – applies various criteria to deciding planning applications, including that development should be sympathetic to existing and proposed land uses, the adequacy of car parking, and highway safety;
 - Policy G2 – defines Longridge as a main settlement where development within the built-up part of the settlement is appropriate;
 - Policy ENV16 – within the Conservation Areas development will be strictly controlled to ensure it reflects the character of the area;
 - Policy T1 – in deciding planning applications considerable weight will be given to various criteria, including the availability of public transport, and access arrangements;

- Policy T7 – expects adequate provision to be made for car parking and servicing;
- Policy S4 – proposals for new small scale shopping developments will be approved on sites closely related to existing shopping facilities. The supporting statement to the policy indicates that retail development should not normally exceed 1500m².

Regional Spatial Strategy

- 5.3 The North West Regional Spatial Strategy remains a part of the development plan for the time being. It sets out the strategic planning and development framework at a regional level. It is primarily directed at providing a framework for policy planning at the regional level. As such, it does not provide site specific or detailed guidance. It does, however, establish car parking standards (Policy RT2, Table 8.1). For non-food retail development it sets a standard of 1 space per 20/22m², with an appropriate number of mobility spaces and provision for motor cycle and cycle parking.

National Planning Policy Framework

- 5.4 Central to the recently published National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development. The NPPF sets out core planning principles and defines what the Government regards as sustainable development.
- 5.5 The NPPF clearly states *'that the purpose of the planning system is to contribute to the achievement of sustainable development'* (paragraph 6). Paragraph 197 confirms that *'in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development'*. Paragraph 14 states that a presumption in favour of sustainable development is at the heart of the NPPF. It goes on to say that *'for decision-taking this means:*
- *Approving development proposals that accord with the development plan without delay; and*
 - *Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless:*

- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole;*
or
- *specific policies in this Framework indicate development should be restricted*'.

- 5.6 An elaboration of the Government's view of what sustainable development means in practice for the planning system is detailed in the NPPF. Relevant parts are referred to at section 5.11 of this statement.
- 5.7 The NPPF (paragraphs 2, 11, 12 and 196) confirms that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise, ie the development plan is the starting point for decision making.
- 5.7 The NPPF highlights the importance of development plans being kept up to date (paragraph 12). Decision taking in the absence of an up to date development plan is addressed at paragraph 14 (see above). At paragraph 214 it is confirmed that '*for 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a degree of conflict with this Framework*'. Paragraph 215 continues by stating that '*in other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to the degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater weight that may be given)*'.
- 5.10 Paragraphs 2, 8, 13, 196 and 212 confirm that the NPPF is a material consideration in planning decisions.
- 5.11 The main body of the NPPF addresses the components of sustainable development. The aspects of those components most relevant to the planning application are:
- 'building a strong, competitive economy' – the Government is committed to securing economic growth and ensuring that the planning system does everything it can to support sustainable economic growth;

- 'ensuring the vitality of town centres' – planning policies should promote competitive town centres that provide customer choice and a diverse retail offer. The default threshold (if there is no locally set threshold) for the application of impact assessments is 2,500m²;
- 'promoting sustainable transport' – decisions should take account of whether safe and suitable access to the site can be achieved for all people and development should only be refused where the residual impacts of development are severe;
- 'conserving and enhancing the historic environment' – the significance of any heritage asset that may be affected by a proposal should be identified and assessed. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.

6. LOCAL DEVELOPMENT FRAMEWORK EVIDENCE AND OTHER DOCUMENTS

Ribble Valley Employment Land and Retail Study

- 6.1 The Council published an Employment Land and Retail Study in October 2008. The household survey carried out for the Study found that the Borough is capturing a very poor share (only 29 percent) of the available goods spend from its catchment area. Of this, Longridge captures just under five percent, and not performing as well as its size suggests it should.
- 6.2 Analysis in the Study of the various relevant factors suggests that there to be requirements in Longridge for an additional 629m² of convenience floorspace, an additional 1501m² of non-bulky comparison floorspace and an additional 1675m² of bulky comparison floorspace in the town by 2018.
- 6.3 To sum, there is a high level of outflow of retail expenditure from Longridge to other locations, notably Preston. In turn, there was considerable capacity to provide additional retail floorspace within Longridge (and, indeed, all of the Borough's main settlements). No increase in retail floorspace has taken place in Longridge since the study was published.

Longridge Conservation Area Appraisal

- 6.3 The appraisal was carried out on behalf of the Council in 2005. It records and analyses the various features of the Conservation Area that give it its special architectural and historic interest.
- 6.4 The refers to the special interest of the area deriving from Longridge being a good example of a Lancashire mill town, being defined by solid, stone built buildings. The Conservation Area encompasses the main areas of 18th and 19th century development in the town. Inglewhite Road is identified as a continuation of Derby Street and as a long narrow street with frontage 19th century development, including housing and commercial development. The Townscape Appraisal Map does not specifically identify the application building or site as being a feature of note (positive or negative). Nearby terraced properties are identified as buildings of townscape merit. The Map shows no listed buildings or other features of note (positive or negative) near to the application site.

7. EMERGING LOCAL DEVELOPMENT FRAMEWORK

Ribble Valley Local Development Framework

- 7.1 The Ribble Valley Borough Council is presently consulting on the publication stage version of its Core Strategy. The following policies of the Core Strategy are relevant to the proposal:
- Policy EC2 - development that supports and enhances the vibrancy, consumer choice and vitality and unique character of the area's important retail and service centres of Clitheroe, Longridge and Whalley will be supported in principle. The supporting text refers to improvements in the quantity and quality of shopping facilities in the town centres of Clitheroe and Longridge would enhance self-containment and ensure that shopping and other services are available locally, thus reducing the need to travel elsewhere. Only larger retail developments would require special justification, to demonstrate that it would not be more appropriately located in another centre;
 - Policy DMI2 – developments should be located to minimise the need for travel;

- Policy DMG1 – applies various criteria to deciding planning applications, including that development should be sympathetic to existing and proposed land uses, parking and access considerations;
- Policy DMG3 – in deciding planning applications considerable weight will be given to various criteria, including the availability of public transport and access arrangements;
- Policy DME4 – within conservation areas development will be strictly controlled to ensure it reflects the character of the area;
- Policy DMB1 – proposals that are intended to support business growth and the local economy will be supported in principle;
- Policy DMR2 – proposals for new small scale shopping developments will be approved on sites closely related to existing shopping facilities. For the purposes of the policy 'small scale shopping development' is considered to be of a size intended to serve the needs of the local settlement and its immediate surrounding area rather than a wider catchment.

9. PLANNING ASSESSMENT

9.1 Having regard to the nature of the proposal, relevant planning considerations and the nature of the site, the main planning issues to be considered are:

- the principle of the development;
- accessibility;
- car parking, servicing and highway safety;
- neighbour amenity;
- heritage.

Principle

9.2 The application property has long been used for retail purposes. The last planning permission (3/2010/0461) stated that it should inure for the benefit of Arc Joinery and Building Services only. The reason given was:

'to prevent the use of the building being used independently from the rest of the land as this would lead to the detriment of residential amenity and highway

safety which would be contrary to Policy G1 of the Ribble Valley Districtwide Local Plan'

- 9.3 The only change proposed is that the use would not be limited by the provisions of the most recent permissions. Rather, permission is sought for general retail sales (including DIY goods, garden and patio furniture, household goods, toys, fancy goods, cards, confectionery, electrical goods, clothing and footwear), reflecting the intentions of the prospective tenant.
- 9.4 Given the current challenges presented by the economic climate and the business environment, Arc Joinery and Building Services Ltd wish to concentrate on their core joinery business. Hence, the availability of the building. The building has been marketed for a range of business / commercial uses. The only positive interest has been for its use as a retail store.
- 9.5 The two elements identified within the reason for the condition referred to above relate to highway safety and residential amenity. These matters are specifically addressed in subsequent sections. Notwithstanding there being only these two matters referred to in the condition, this report assesses all other potential planning issues as well.
- 9.6.1 Local Plan policy does not define boundaries to a town centre in Longridge. Retail uses extend along Inglewhite Road, with the application site being close to and between the Sainsbury's store and Berry Lane. As such, and notwithstanding the previous retail use, the retail use of the property is entirely consistent with local and national planning policy and the mixed commercial character of the site's locality.
- 9.7 In addition, the Council's evidence base studies show considerable outflow of retail expenditure from Longridge and the Borough. There are identified requirements for additional retail floorspace for convenience and comparison goods far in excess of the floorspace of the application building. Granting planning permission would help address, to some measure, the identified floorspace requirements and stem the outflow of retail expenditure.

- 9.8 Finally, it should be noted that (irrespective of the previous permission and historic retail usage of the premises) the floorspace of the building (288m²) falls well below the default threshold of 2,500m² above which retail impact assessments may be required.
- 9.9 To sum, NPPF encourages economic activity which would be realised through granting the planning permission sought. It would also address the specific identified need for additional retail floorspace in Longridge and stem the outflow of retail expenditure. There are no local or national planning policies that presume against the principle of the proposed development.

Accessibility

- 9.10 The application site is in a highly accessible location, central to Longridge with good bus connections. Thus, the proposal would accord with local and national planning policies that seek to avoid reliance on the private car.

Car Parking, Servicing and Highway Safety

- 9.11 The building has already been in retail use, with no identified adverse highway implications. The premises would continue to be used for retail purposes, with similar activity levels. As such, there should be no detriment to highway safety.
- 9.12 It should be noted that the application is accompanied by a site layout plan showing the use of the existing long established access to the side of the building, with vehicle parking and turning space within the site (ie off-highway). Deliveries would be made on a weekly basis at non-peak hours. Transit vans would usually be used for deliveries. However, on occasions larger 3-tonne 'box vans' vehicles would be used. Adequate space is available within the site for such vehicles to turn and stand to be unloaded.

Neighbour Amenity

- 9.13 As previously stated, the building has long been used for retail purposes. The application would make no change to that. There is no reason to consider that the amenities of local residents would be harmed. The building and yard are well screened to view from houses on Barnacre Road to the side and rear. Houses on the opposite side of Inglewhite Road would view as car park area as at present. There would be no

discernible change in activity levels at the site which, in any event, would be in the context of one of the more active streets in Longridge and the B" joinery uses adjoining.

Heritage

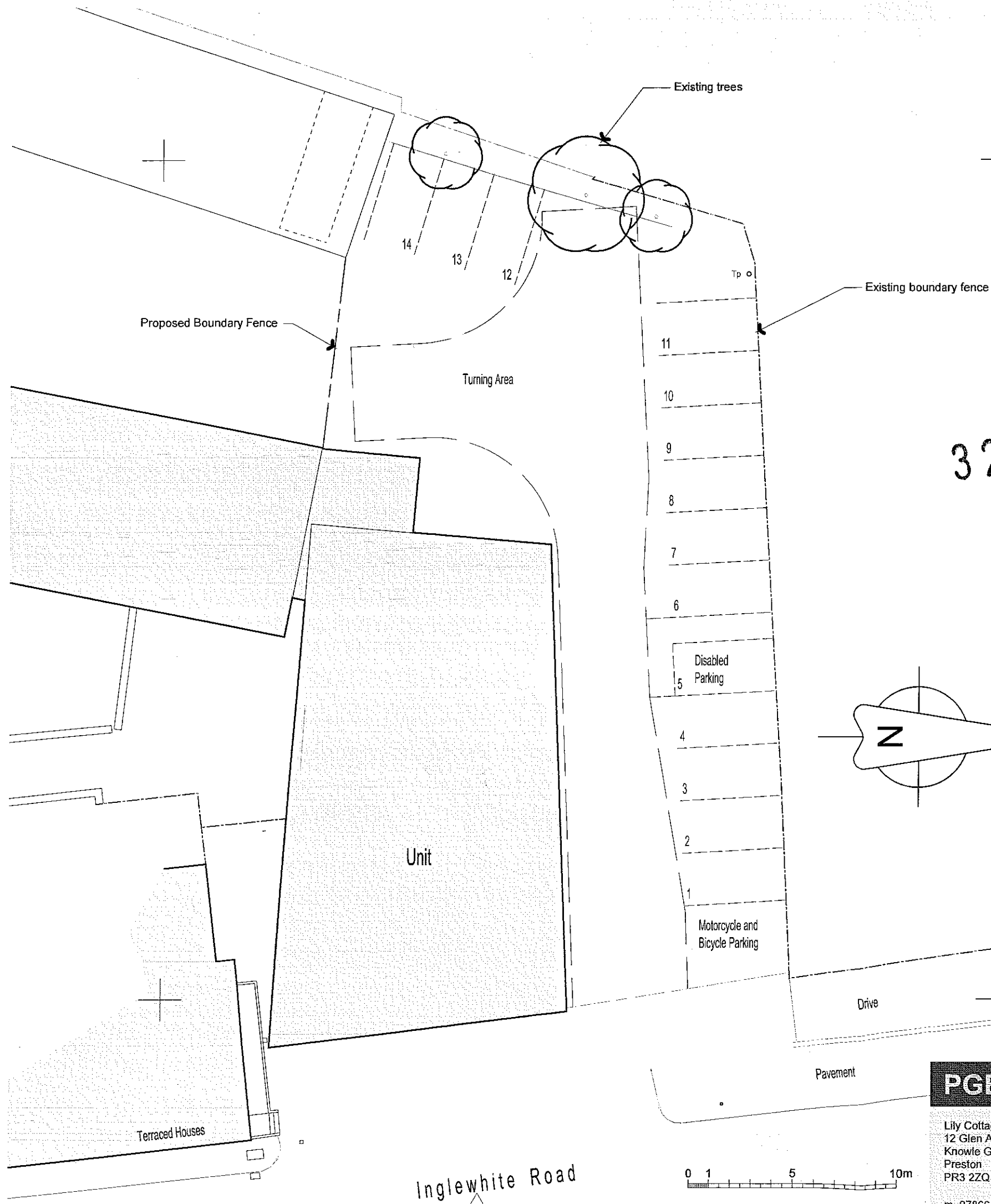
- 9.14 The building and site lie within the designated Longridge Conservation Area. However, neither is identified as positive or negative features in the Conservation Area Appraisal. The proposal includes no physical change to the external appearance of the building or the site. There would be no change to the general character of the site's usage. As such, the proposal would cause no detriment to interests of heritage importance.

10. CONCLUSION

- 10.1 The proposal is to use the property for retail purposes. The premises have historically been used for retail purposes, albeit with some limitations. The building is located in a highly accessible location in close proximity to other retail and commercial uses within Longridge. As such, the principle of the development is acceptable in planning terms. The proposal would allow the presently vacant building to be put to a productive use with associated benefits for local employment and the local economy, in line with local national planning policy aspirations. It has been demonstrated that there would be no adverse impacts arising from the proposal. The Council is, therefore, respectfully requested to grant planning permission in line with the NPPF presumption in favour of sustainable development.

Mike Gee BA (Hons) MRTPI
Janet Dixon Town Planners Ltd
10A Whalley Road, Clitheroe
BB7 1AW
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June 2012



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CLIENT
Mr T Forrest

PROJECT
Change of Use
Inglewhite Road

DRAWING TITLE
Site Plan

PAPER SIZE A3
DATE 06/2012

JOB NO. 2604
SCALE 1:200

DRAWING NO. 01
REVISION