

19 JUL 2012	
FOR THE ATTENTION OF	

For office use only

Application No: **320120647 P**

Date received

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:		Surname:	
Company name:	Stuart Frazer Ltd				
Street address:	C/o Agent				
Town/City:					
County:					
Country:					
Postcode:					

Telephone number:	Country Code	National Number	Extension Number
Mobile number:			
Fax number:			
Email address:			

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Alan	Surname:	Kinder
Company name:	Avalon Town Planning Ltd				
Street address:	2 Reedley Business Centre Redman Road				
	Reedley				
Town/City:	Burnley				
County:	Lancashire				
Country:	United Kingdom				
Postcode:	BB10 2TY				

Telephone number:	Country Code	National Number	Extension Number
		01282834834	
Mobile number:			
Fax number:			
Email address:	leanne@reedley.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use from warehouse to mix of kitchen showroom, offices and warehouse. extension to mezzanine floor and external alterations including installation of windows along road frontage and relocation of customer access with new ramp.

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)

Description:

House:		Suffix:	
House name:	Former heckout Marketing Ltd, Unit 5, Friendship Mill		
Street address:	Whalley Road		
	Read		
Town/City:	Burnley		
County:			
Postcode:	BB12 7PN		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	376551		
Northing:	434451		

5. 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):

Officer name:

Title: Mr First name: Gareth Surname: Fort

Reference: RV/2012/ENQ/00122

Date (DD/MM/YYYY): 29/06/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Please see attached DAS

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

See attached DAS and Plans

7. Waste Storage and Collection

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

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):

9. (Materials continued)

320120647 P

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

Windows - description:

Description of *existing* materials and finishes:

Upvc

Description of *proposed* materials and finishes:

Upvc

Doors - description:

Description of *existing* materials and finishes:

Upvc

Description of *proposed* materials and finishes:

Upvc

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:

DAS
STUA/01 Dwg01
STUA/01 Dwg02
STUA/01 Dwg03
STUA/01 Dwg04

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	0	0	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:

Warehouse

Is the site currently vacant? ☒ Yes ☐ No

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

Warehouse

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

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	0.0	0.0	164.0	164.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
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	116.0	116.0
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

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

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B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	370.0	325.0	45.0	-280.0
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	370.0	325.0	325.0	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	0	0	0
Proposed employees	8	0	8

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?

00.05

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

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 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: Mr First name: A Surname: Kinder

Person role: Agent

Declaration date:

19/07/2012

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

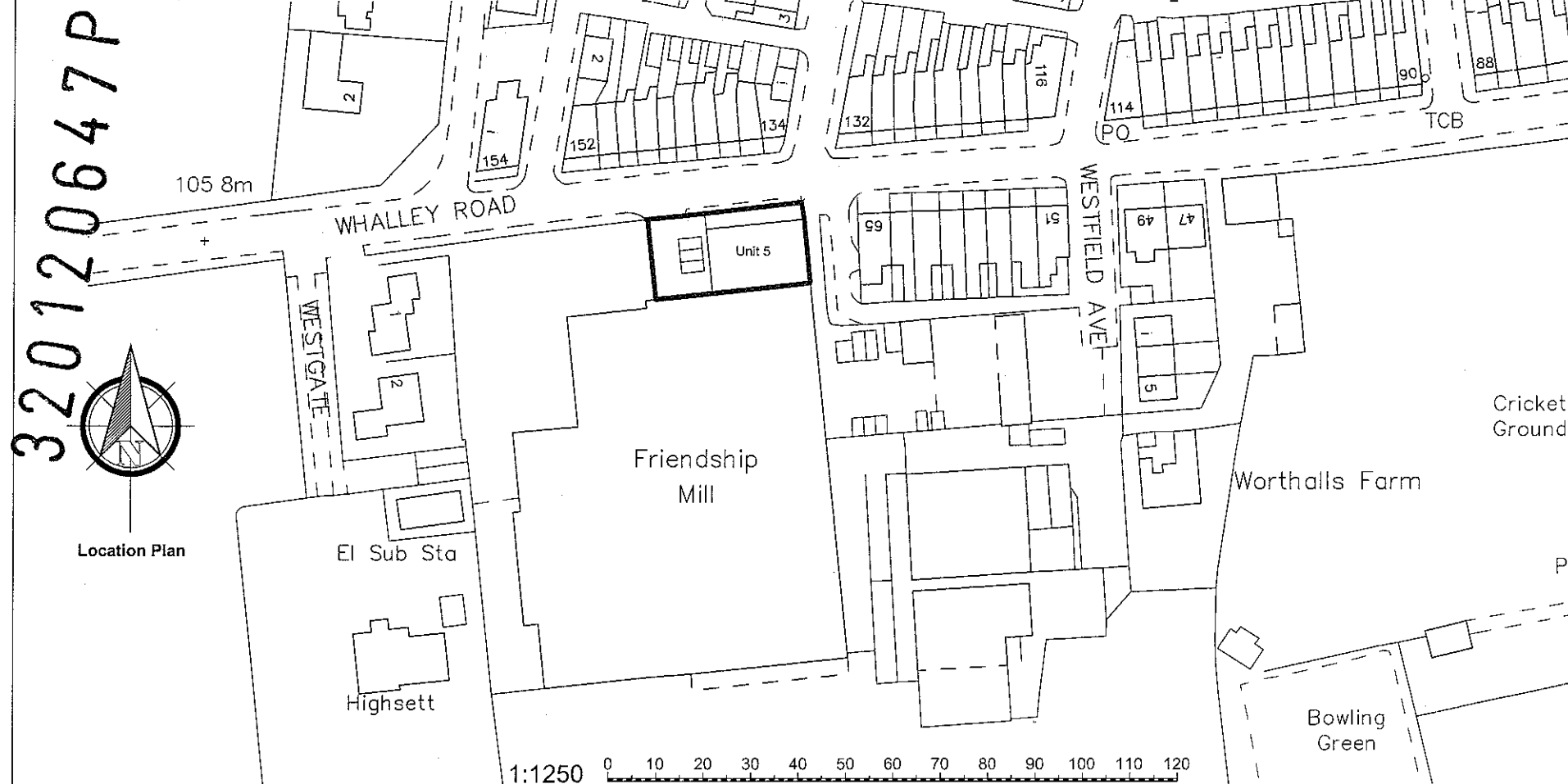
26. Declaration

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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Location Plan

LOCATION PLAN

Site: Unit 5
Friendship Mill
Read

Client: Stuart Frazer

Drawn: NYB

Date: 11.07.12

Scale: 1:1250 @ A4

Project No: STUA/01 Dwg 01

Amendments:

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.
All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.
All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings if in doubt ask.
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Avalon



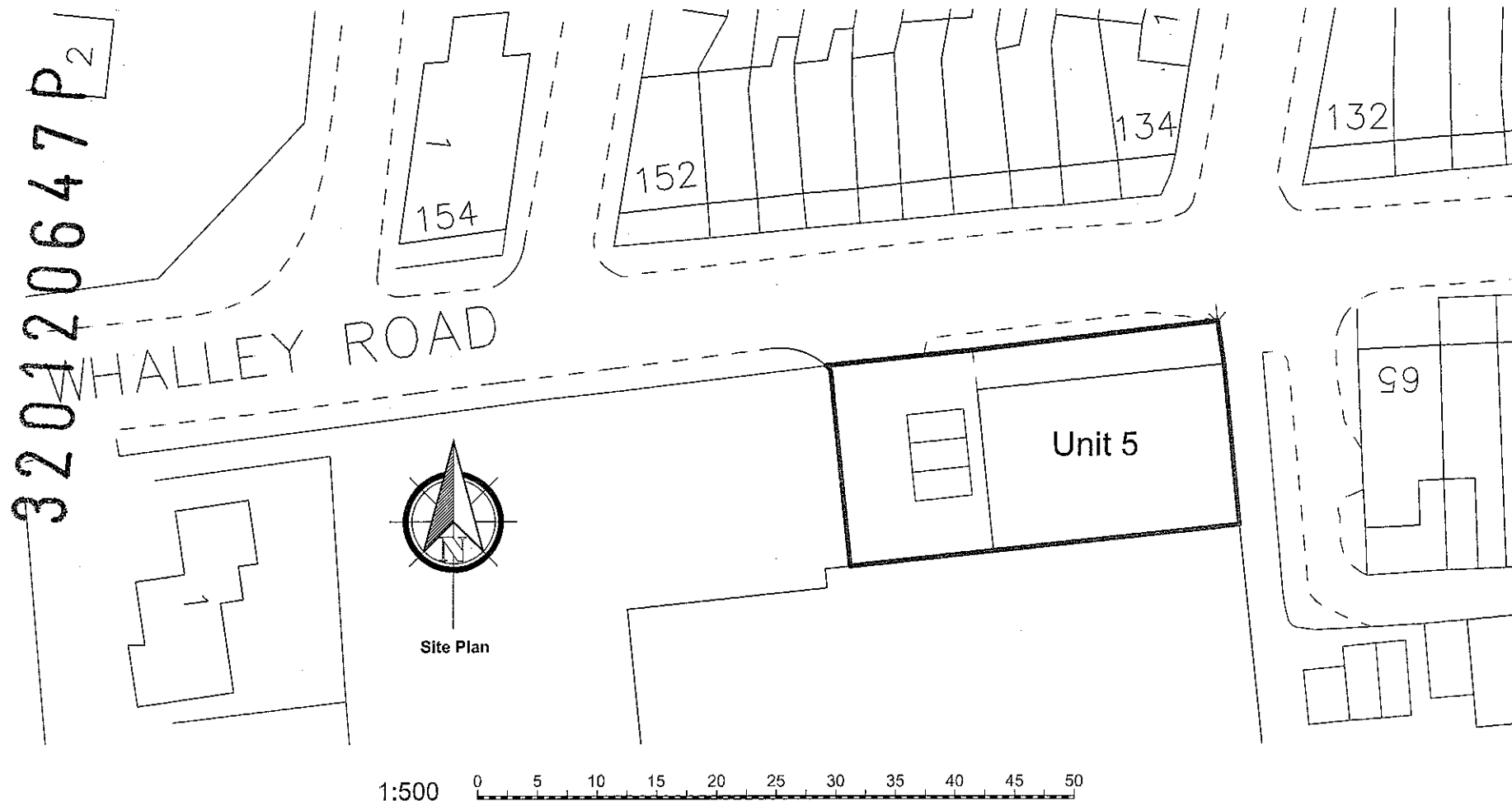
Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 Fax: 01282 451666

Web: www.avalontp.co.uk Email: planning@avalontp.co.uk
2 Redley Business Centre, Redman Road, Burnley, Lancashire. BB10 2TY

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SITE PLAN

Site: Unit 5
Friendship Mill
Read

Client: Stuart Frazer

Drawn: NYB

Date: 11.07.12

Scale: 1:500 @ A4

Project No: STUA/01 Dwg 02

Amendments:

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Notes:

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Chartered Town Planning



RTPI

mediators of space - makers of place

Town Planning - Architectural Design - Building Regulations - Surveying

320120647P

DESIGN AND ACCESS STATEMENT

**UNIT 5, FRIENDSHIP MILL, WHALLEY ROAD,
READ**

**CHANGE OF USE FROM WAREHOUSE TO MIX OF
KITCHEN SHOWROOM, OFFICES AND WAREHOUSE,
EXTENSION TO MEZZANINE FLOOR
AND
EXTERNAL ALTERATIONS INCLUDING INSTALLATION OF
WINDOWS ALONG ROAD FRONTAGE AND RELOCATION OF
CUSTOMER ACCESS WITH NEW RAMP**

July 2012

Directors - Alan Kinder, Dip.T.P. (Leeds), MRTPI & Val Kendall

2, Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

Phone: 01282 834834 Fax: 01282 451666 Web: www.avalontp.co.uk Email: planning@avalontp.co.uk

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1 ASSESSMENT

- 1.1 The application site is one of the units accommodated within Friendship Mill and is that which is closest to Whalley Road. The Mill has a complex planning history, but Unit 5 was last in use for warehousing (Use Class B8). Communal off-street parking is provided in front of the Mill, which is set at a level below the road.
- 1.2 The original mill building has been extended and altered historically, and although attached to the mill Unit 5 is roofed independently with a ridged but asymmetric roof. The main elevation is the west side facing the forecourt, in which there is a large roller shutter door and all the windows; there is a personnel door with a small external porch on the side elevation facing Whalley Road. The building is faced with brick and it has a corrugated asbestos sheet roof. Along the Whalley Road boundary there is a stone wall which acts as a retaining wall.
- 1.3 Internally the ground floor provides a warehouse, loading area, offices and reception; a mezzanine floor which occupies approximately half of the building serves as storage.
- 1.4 The Mill is situated within the settlement boundary of Read as depicted on the local plan proposals map. Properties to the east of the Mill and on the opposite side of Whalley Road mostly comprise traditional two storey terraces that are predominantly in residential use. However the nearest property to the east, separated from the application site by a side street, is in commercial use and there are a number of retail units spread along Whalley Road. The southern side of the application site abuts part of the Mill complex.
- 1.5 The National Planning Policy Framework (NPPF) details government planning policy and supports in principle the provision of sustainable development.
- 1.6 The development plan includes policies saved from the Ribble Valley Districtwide Local Plan adopted in 1998. Saved policies of particular relevance to the determination of this application are G1 which details a number of development control criteria, G3 which allows development including the re-use of buildings within Read, T1 which is concerned with accessibility and T7 which relates to parking provision.

Directors - Alan Kinder, Dip.T.P. (Leeds), MRTPI & Val Kendall

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2 INVOLVEMENT

- 2.1 Pre-application advice has been sought from the Council (reference RV/2012/ENQ/00122) and a copy of the submission letter and response are attached. The response confirms that the proposal complies with the relevant development plan policies and with the NPPF; it also notes that the scheme will generate improved employment opportunities and in this regard is therefore considered particularly beneficial for the local economy.
- 2.2 Two points arise from the response which require clarification. Firstly, it is intended that the boundary wall along Whalley Road will be retained to a height of 1.4m although with the insertion of railings in order to allow views through to the showroom windows. This will ensure the safety of pedestrians on Whalley Road given its elevation in comparison with the land within the application site.
- 2.3 Secondly, reference is made to saved local plan policy EMP11. The response confirms that the proposal complies with the policy, in particular criterion (iv) which requires consideration be given to the potential economic and social damage arising from a loss of employment opportunities. However that policy is concerned with the loss of employment land arising when it is proposed to convert sites or buildings currently in employment use to other uses, losing the employment opportunities in the process. That is not the intention here and thus the policy would not seem to be applicable.

3 EVALUATION

- 3.1 The applicant runs a successful bespoke kitchen fitting business, with branches in Manchester and Preston. The time is now right for him to expand the business, and the opportunity presented by this site in Read satisfies his geographical requirements. The building is also of a sufficient size to enable the relocation of the offices required by support staff for the entire operation.
- 3.2 The proposal complies with the NPPF and relevant development plan policies. It is particularly beneficial in terms of re-using and therefore improving the appearance of the building, and in view of the additional job opportunities that will be created compared with the existing warehouse use.

4 DESIGN

4.1 USE

- 4.1.1 The building will serve primarily as a kitchen design company showroom. To support this function there will be office space and a small area of warehousing. The office space will service this outlet and the two existing showrooms in Preston and Manchester. The warehousing will facilitate the assemblage and dispatch of components for newly commissioned kitchens ordered through the Read showroom.

4.2 AMOUNT

- 4.2.1 The scheme proposes an increase in the size of the mezzanine floor from 132m² to 171m², giving a total floorspace of 411m². Of this, 159m² will serve as the showroom, 159m² will be used as associated offices and 188m² will provide warehousing.
- 4.2.2 Numbers of staff will total between 7-8 full time equivalent in a mix of showroom, warehousing and office personnel.

4.3 LAYOUT

- 4.3.1 The layout of the site will essentially remain unchanged, with the public entrance and service door in the front (west) elevation facing the parking area. The off-street parking provision will remain communal as now, and there is plenty of turning space to allow all vehicles to exit the site in forward gear.
- 4.3.2 Internally the showroom will occupy most of the ground floor, taking advantage of new windows inserted in the side elevation facing Whalley Road. The area of warehousing and one small office will be sited on the opposite side of the ground floor, with the roller shutter door retained to serve the storage area. The mezzanine will provide further office space.

4.4 SCALE

- 4.4.1 This application proposes a change of use and so the size of the building will remain unaltered.

4.5 LANDSCAPING

- 4.5.1 The only landscaping work required will be in connection with alterations to the Whalley Road boundary wall.

4.6 APPEARANCE

- 4.6.1 The profile of the building and the materials of which it is constructed will remain the same. The external alterations comprise the installation of four picture windows along the Whalley Road elevation, the relocation of the customer entrance from the side to the front elevation and the provision of step and ramp access to it, the installation of four roof lights in the rear (south) roof slope and the insertion of railings into the Whalley Road boundary wall.
- 4.6.2 The installation of the windows in the side elevation will break up what is currently a large expanse of plain wall, with views of the internal displays making the premises more attractive. The need for clear views into the building will also mean that the gap between the boundary wall and the building itself is maintained free of self-seeded trees and shrubs. If required, the provision of signage will be the subject of a separate application for advertisement consent.
- 4.6.3 The relocation of the customer entrance and the provision of a ramp necessitates the removal of the small porch, which will also improve the appearance of the building. Natural light will be provided to the mezzanine floor by the installation of four new rooflights in the southern roof slope, which is the slope facing away from the road.

4.7 CRIME PREVENTION MEASURES

- 4.7.1 Crime prevention is improved by increasing the amount of activity at the Mill.

4.8 AMELIORATION OF CLIMATE CHANGE

- 4.8.1 Where necessary, the development will include sustainable design and construction methods.

5 ACCESS

- 5.1 The customer access into the premises will be improved by the addition of a ramp, not exceeding a gradient of 1 in 12. Parking space is more than sufficient to service the development, and there is turning space to enable all vehicles to leave the Mill in forward gear.
- 5.2 The site itself is highly accessible, situated on the main road through Read which is also a bus route.

Notes:

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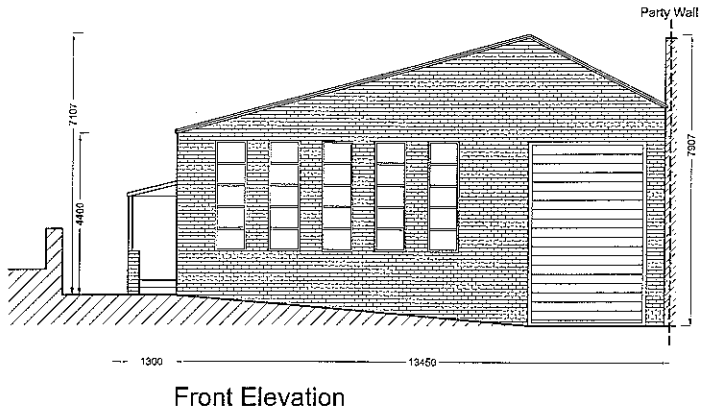
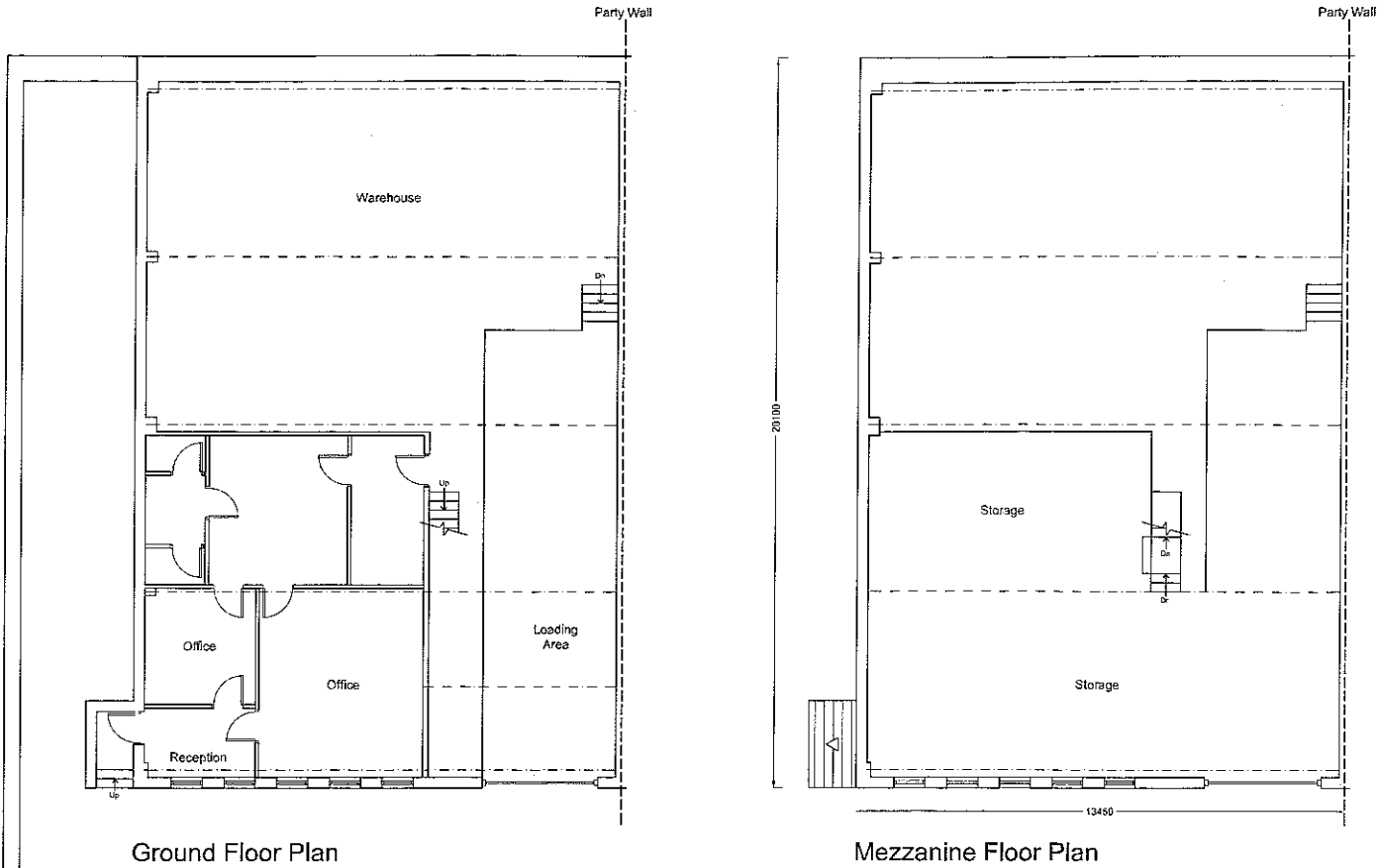
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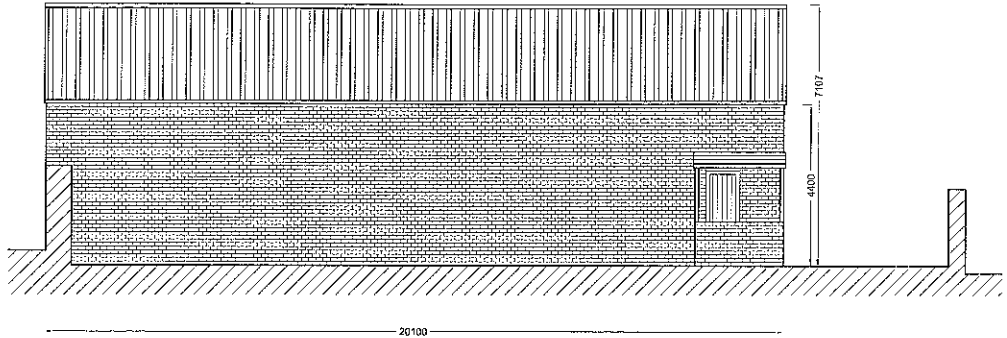
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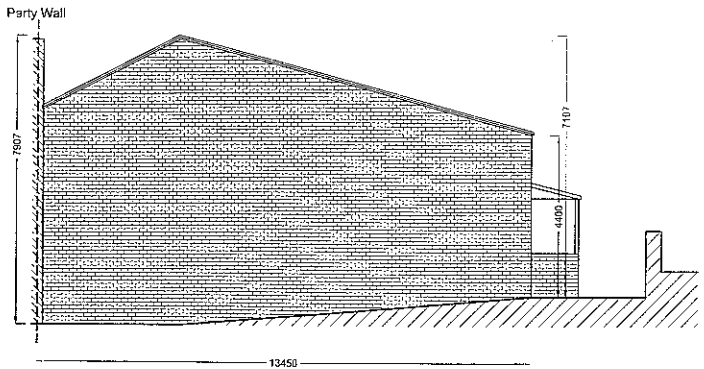
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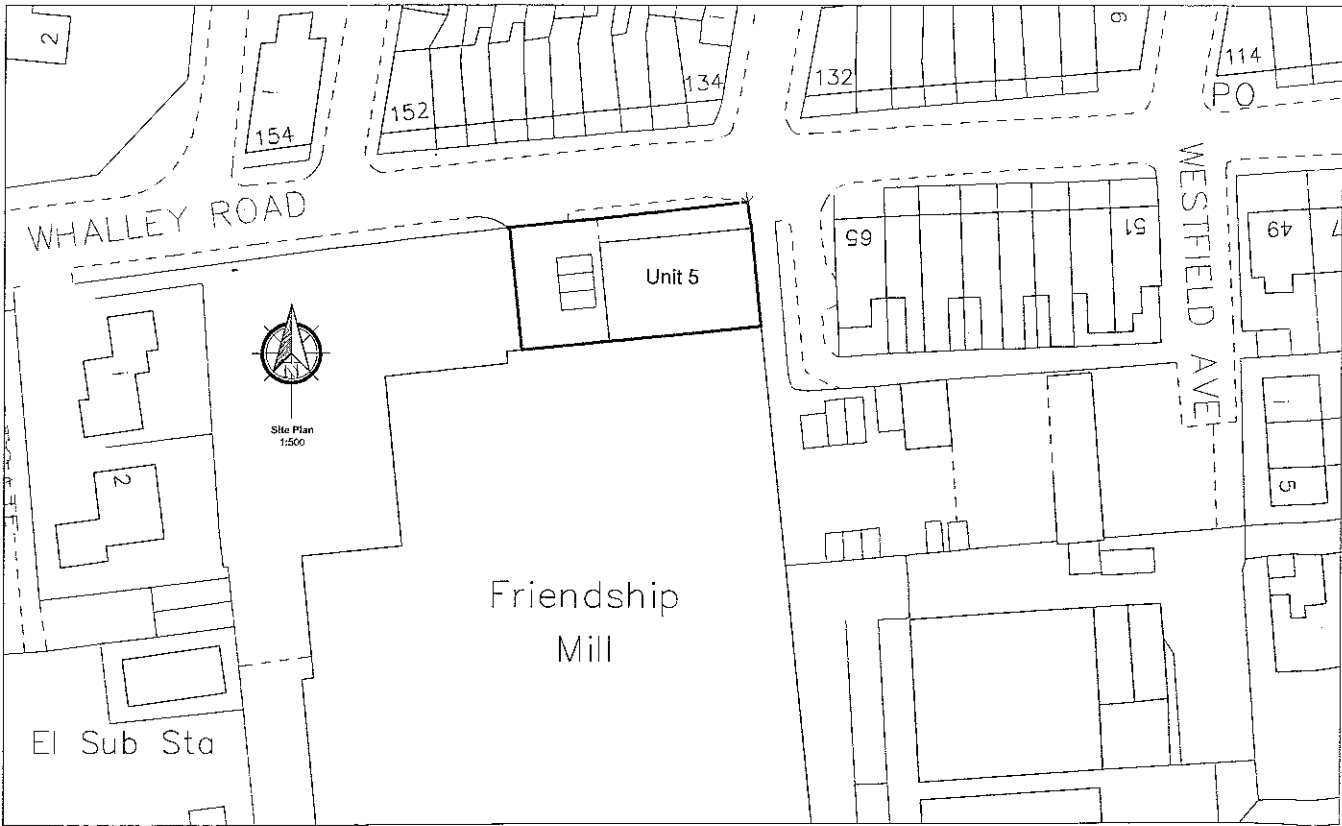
Front Elevation



Side Elevation

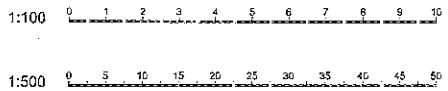


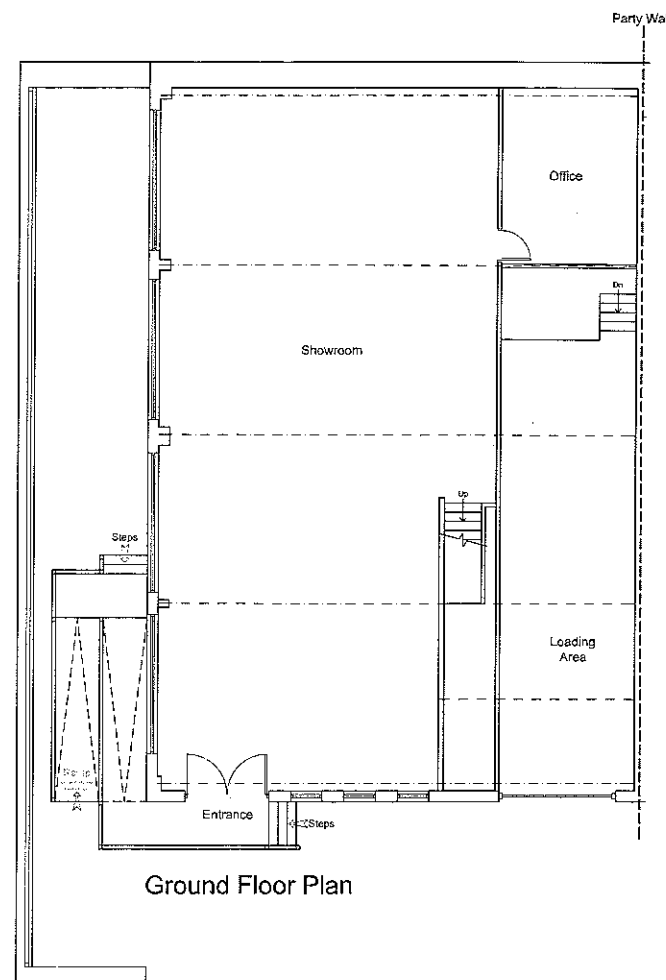
Rear Elevation



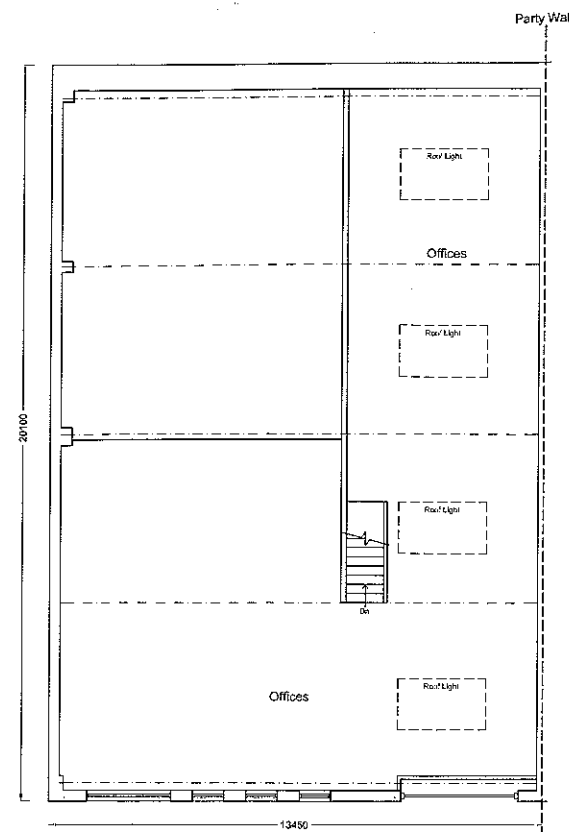
Avalon RTPI
Chartered Town Planning
Town Planning - Architectural Design - Building Regulations - Surveying
Phone: 01282 834834 Fax: 01282 451666
Web: www.avalon.co.uk Email: planning@avalon.co.uk
2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

EXISTING PLANS & ELEVATIONS									
Site: Unit 5 Friendship Mill Road									
Client: Stuart Frazer									
Date: 11 07 12				Scale: 1:100/500 @ A1					
Project No: STUA/01 Dwg 03						Drawn: NYB			
Amendments:									

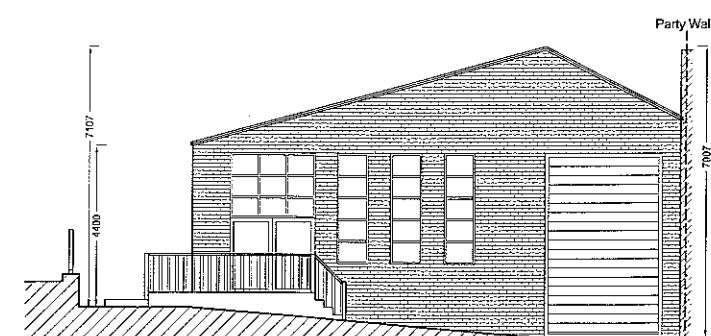
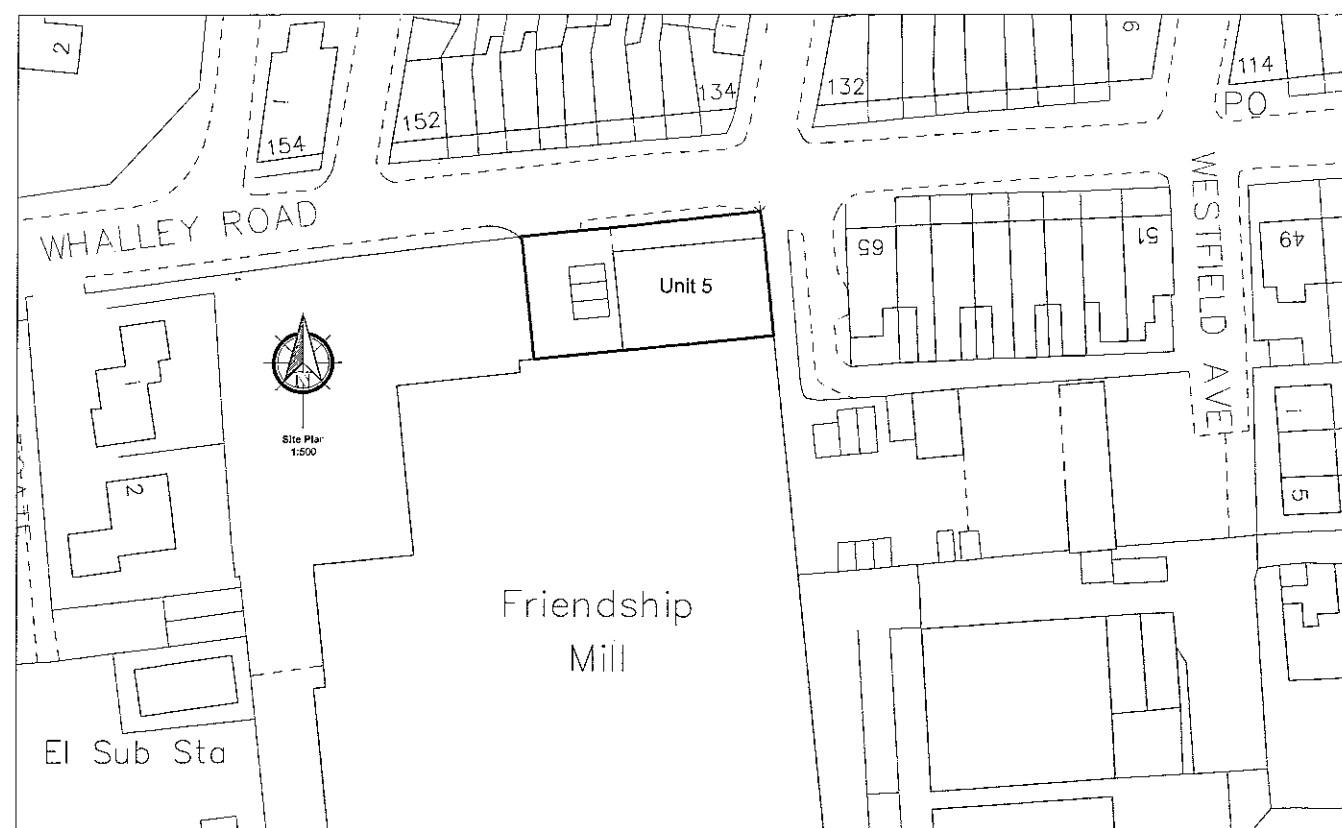




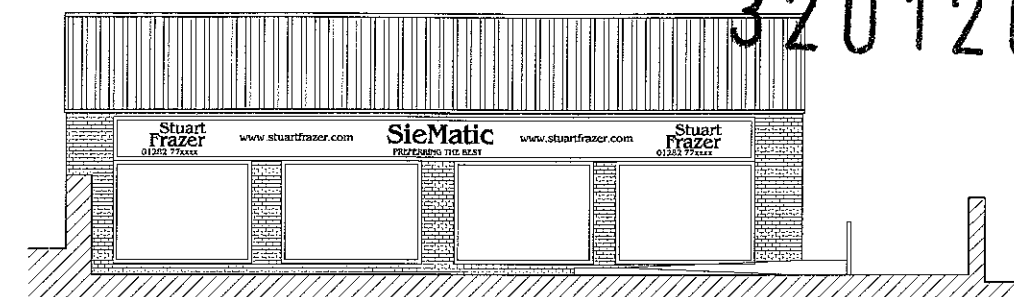
Ground Floor Plan



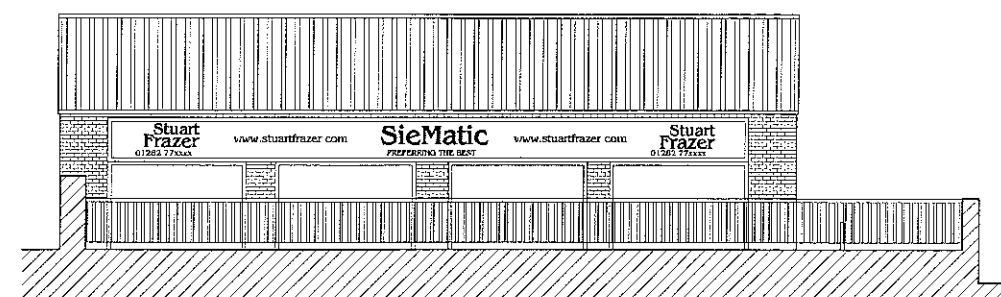
Mezzanine Floor Plan



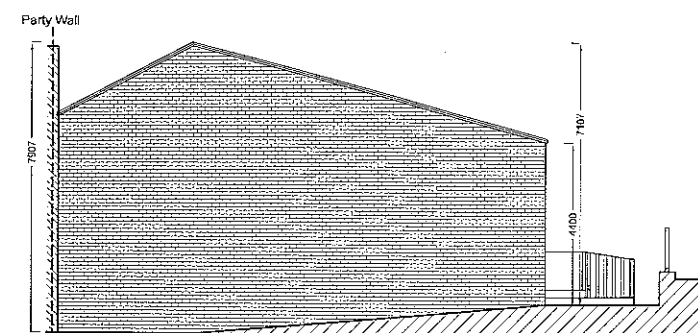
Front Elevation



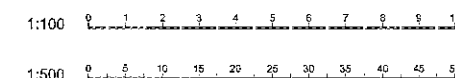
Side Elevation



Street Scene



Rear Elevation



Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices

All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer

All dimensions are in millimetres unless where explicitly shown otherwise.

The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies.

Do not scale off the drawings. If in doubt ask.

Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval.

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Avalon RTPI
Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

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PROPOSED PLANS & ELEVATIONS

Site: Unit 5
Friendship Mill
Road

Client: Stuart Frazer

Date: 11/07/12

Scale: 1:100/500 @ A1

Project No: STUA/01 Dwg 04

Drawn: NYB

Amendments: