

AMENDED PLANS RECEIVED

20/11/12

For office use only	
Application No.	
Date received	320120655 P
Fee paid £	Receipt No:

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

Application for Planning Permission and consent to display advertisement(s)
Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisement) Regulations 2007

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:	Carl	Surname:	Thorne		
Company name:	E & D BUILDERS MERCHANTS						
Street address:	E & D PLANT HIRE			Telephone number:	Country Code	National Number	Extension Number
	PENDLE TRADING ESTATE				[REDACTED]	[REDACTED]	
	CLITHEROE ROAD						
Town/City:	CHATBURN			Mobile number:			
County:	LANCASHIRE			Fax number:			
Country:				Email address:			
Postcode:	BB74JY						

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

2. Agent Name, Address and Contact Details

Title:		First Name:	Melanie	Surname:	Lawrenson		
Company name:	ML Planning Ltd						
Street address:	2 Nightingale Way			Telephone number:	Country Code	National Number	Extension Number
	Catterall					01995 600733	
	Garstang						
Town/City:	Preston			Mobile number:			
County:	Lancashire			Fax number:			
Country:	United Kingdom			Email address:			
Postcode:	PR3 1TQ			mel@mlplanning.co.uk			

3. Description of the Proposal

Please describe the proposed development including any change of use:
 CHANGE OF USE FROM GARAGE/ DEPOT TO A1 RETAIL WITH ANCILLARY WAREHOUSE AND DISPLAY OF FASCIA ADVERTISEMENT SIGN TO NORTH FACING GABLE

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: Townson Bros (Fuel Services) Ltd, Pendle Trading Estate

Street address: Clitheroe Road

Chatburn

Town/City: Clitheroe

County:

Postcode: BB7 4JY

Description:

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

Easting: 376498

Northing: 443630

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

5. 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

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

3. 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:

STEEL CONCERTINA SLIDING DOOR

Description of *proposed* materials and finishes:

ROLLER SHUTTER STEEL DOOR, GLAZED PUBLIC ENTRANCE, CONCRETE BLOCK TO REMAINDER OF GABLE ELEVATION

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:

ML/ED/5111
LOCATION PLAN
DESIGN AND ACCESS STATEMENT

Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

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Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	9	9	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 _____

N/A

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:

DEPOT / GARAGE .TOWNSON TRACTORS (FUELS)

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	0.0	0.0	693.0	693.0
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	0.0	0.0
B1 (b) Research and development	0.0	0.0	0.0	0.0
B1 (c) Light industrial	0.0	693.0	0.0	-693.0
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	0.0	693.0	693.0	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

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	6	0	0
Proposed employees	10	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	08.00	18.00	08.00	16.00			<input type="checkbox"/>

What is the site area?

693

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:

RETAIL OF BUILDING SUPPLIES

Is the proposal for a waste management development?

 Yes No**23. Hazardous Substances**

Is any hazardous waste involved in the proposal?

 Yes No**24. Type of Proposed Advertisement(s)**

Please describe the proposed advertisement(s):

UPVC FASCIA WALL MOUNTED UN LIT SIGN. 1M SQUARE

How many of the following type of advertisements are you applying for?

Fascia sign(s)

1

Projecting or hanging sign(s)

0

Hoarding(s)

0

Other

0

25. Location of Advertisement(s)

Is the advertisement(s) you are applying for already in place?

 Yes No

Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal?

 Yes No Not Applicable

Will the proposed advertisement(s) project over a footpath or other public highway?

 Yes No**26. Advertisement(s) Period**

Please state the period of time for which consent is sought for the advertisement

From:

03/08/2014

To:

26/06/2016

27. Interest in the Land

Does the applicant own the land or buildings where the adverts are to be placed?

 Yes No

If No, has the permission of the owner or any other person entitled to give permission for the display of an advertisement been obtained?

 Yes No**28 (a). Details of Proposed Advertisement(s) - Fascia Sign**

What is the height from the ground to the base of the advertisement (in metres)?

3.200

m

What is the maximum projection of the advertisement from face of building (in metres)?

0.050

m

What are the dimensions of the proposed advertisement?

Height:

1.000

x

Width:

1.000

x

Depth:

0.050

metres

What materials will the sign be made of?

UPVC

What is the maximum height of any of the individual letters and symbols (in centimetres)?

10.000

cm

The colour of text and background:

BLUE BACKGROUND ORANGE TEXT

Will the sign be illuminated?

 Yes No**29. 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

30. 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:	NORTH WEST RECLAMATION	16/07/2012
Number:	6 Suffix: E	
Street:	SHUTTLEWORTH MEAD	
Locality:	BUSINESS PARK	
Town:	PADIHAM	
Postcode:	BB12 7NG	
Title: Mrs First name: MELANIE Surname: LAWRENSON		
Person role: Agent	Declaration date: 16/07/2012	<input checked="" type="checkbox"/> Declaration made

30. 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:

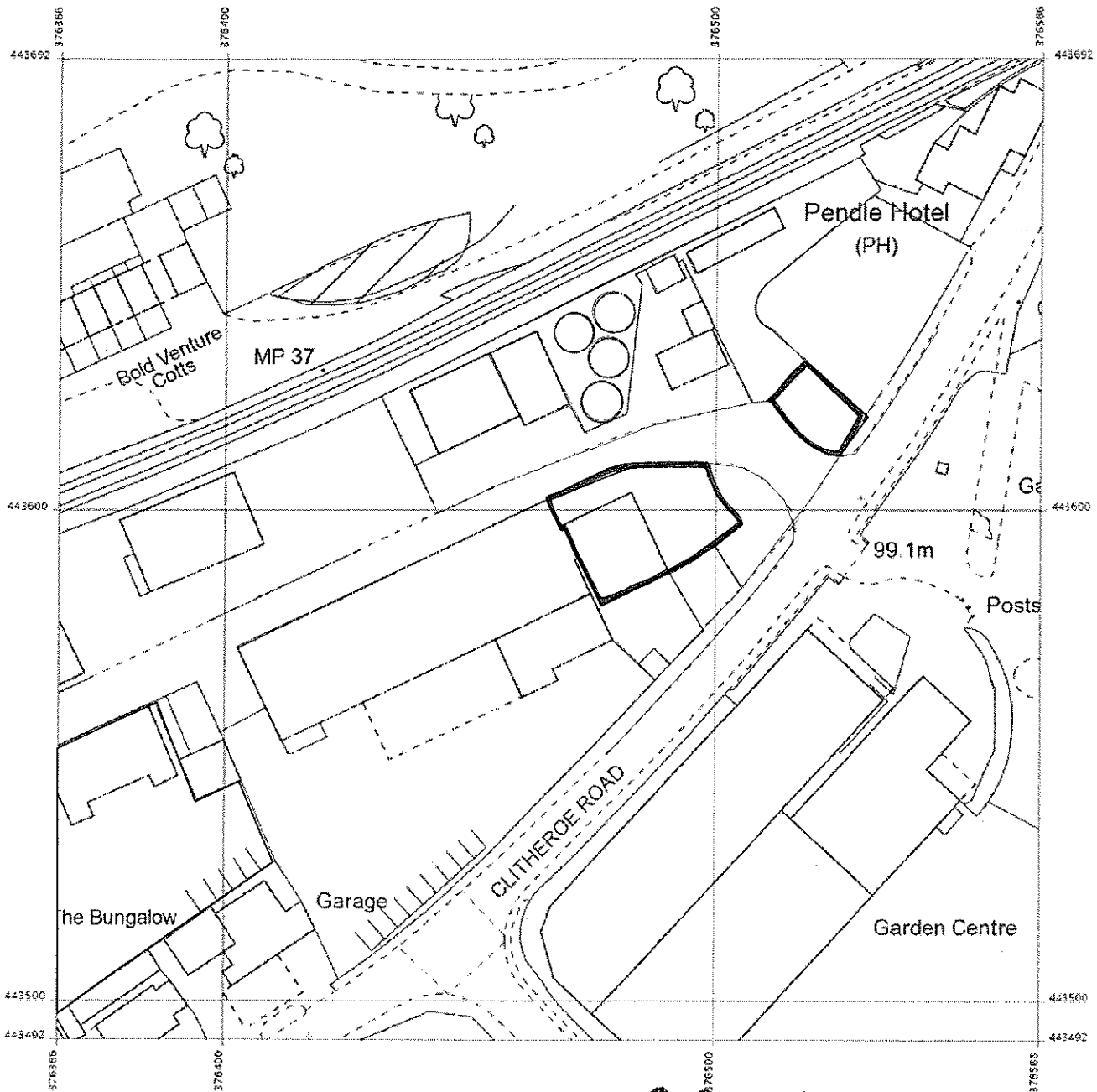
If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mrs	First Name: MELANIE	Surname: LAWRENSON
Person role: Agent	Declaration date: 16/07/2012	<input checked="" type="checkbox"/> Declaration Made

31. Declaration

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

Date 16/07/2012



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The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary



Metres

1:1250



PENDLE TRADING ESTATE
CLITHEROE ROAD
CLITHEROE
BB7 4JY

Supplied by: Stanfords
 Reference: 01445194
 Centre coordinates: 376466 443592

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Design and Access Statement

**In Support of a Planning Application for
Change of Use from Garage Depot to A1 Retail with Storage
Area**

For ED Builders Merchants

Pendle Trading Estate, Clitheroe Road, Chatburn BB7 4JY

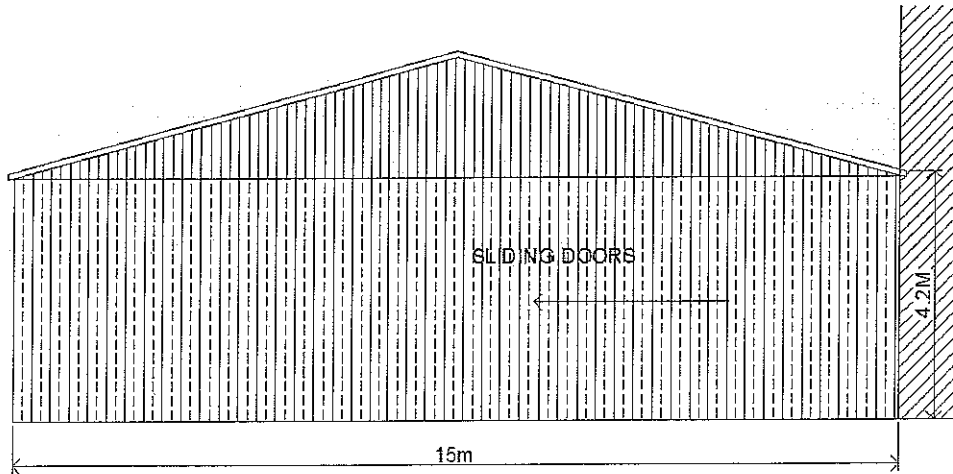
CONTENTS

1 Proposed Development

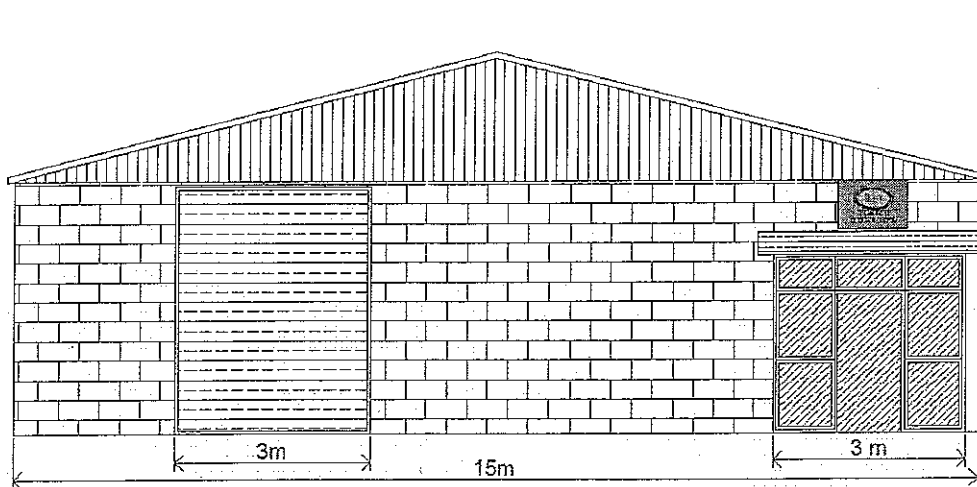
The proposed development concerns the Change of Use of a building from Garage/ Depot to an A1 retail use/ B1 Warehouse.

As part of the floor area of the proposed use there will be a separately accessed shop front area, this will be where the main area of business will take place.

As part of the change of use alterations will be made to the exterior of the building. This will be done so that it reflects the 'shop front' type use. A large sliding door which runs the full length of the North facing gable elevation will be removed and replaced so that the elevation will consist of: a 3 meter wide roller shutter door at the left of the elevation, to access the storage area. A 3 meter wide pedestrian glazed door, with glazed surround.



EXISTING FRONT ELEVATION NORTH FACING

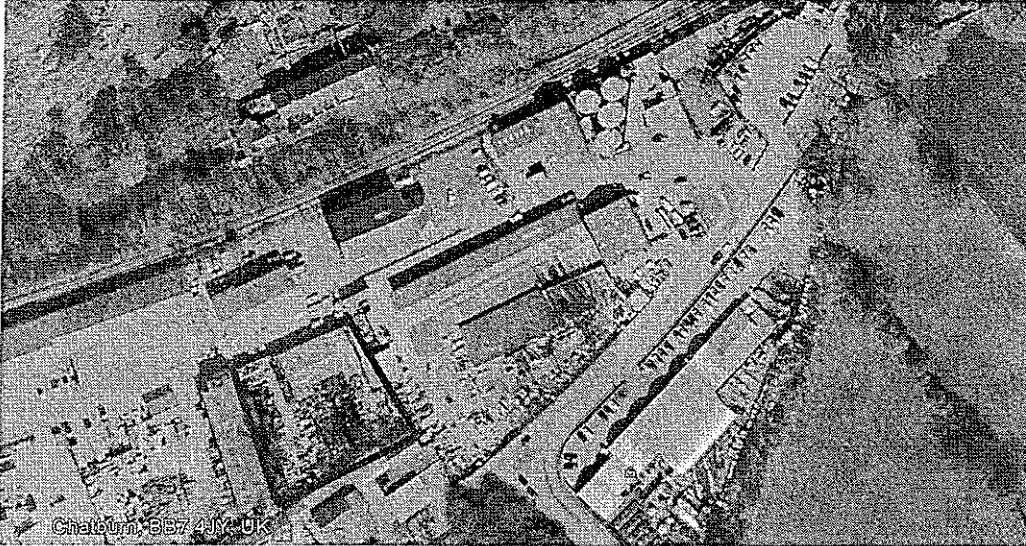


PROPOSED FRONT ELEVATION NORTH FACING

2 Amount

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This application seeks to change the use of one building, from a garage/depot into A1 retail and B1 ancillary warehousing, supporting a business use that is already established on the Pendle Trading Estate, within the existing premises and yard of E & D plant Hire, outlined in red below. These premises and yard are not suitable for public access, nor are they large enough to house two retail businesses, and as the hire element of the business is already established in this area, the applicant has secured the lease of the subject building of this application, in which to locate a purpose built retail outlet for the builders merchant business.



3 The Process

E & D Builders Merchants has evolved from the existing hire business on the site, and has outgrown the existing premises. The applicant intends to use the new premises as an A1 retail outlet for builders merchandise, with the goods being displayed in the building that are not suitable for outdoor storage such as plaster board, insulation and other perishable items, and sand aggregates, decorative gravel, flags etc in the adjacent yard area. The existing yard to the rear of the premises of E & D Hire will still be the main bulk storage area, where deliveries will still be made, to and from, with the new yard being more of a display area for the many products stocked. There will be no additional delivery vehicles to the site, as these will continue as they have for many years.

It is anticipated that this new element of the business will create 3-4 new employment positions.

4 Appearance

The existing building will not alter other than to provide customer and delivery access on the north facing gable in the form of a glazed public entrance, to the right, and a roller shutter door to the right.

5 Landscaping

No landscaping is proposed as part of this application, it is within an established industrial location.

6 Access and Parking

Access to the site is from the Chatburn Road, and there is plenty of room for manoeuvring of vehicles on site, including emergency vehicles if they were required.

E & D will provide a delivery service if necessary with one of their existing vehicles, which are already in use delivering/collecting hire items in the locality.

Parking will be accommodated to the immediate front of the building and to the plot of land owned by the applicant to the east of the building, and marked on the plan. There is ample room for roadside parking on the industrial estate.

Policy

The proposal complies with the council's local plan policies outlined below.

POLICY EMP7

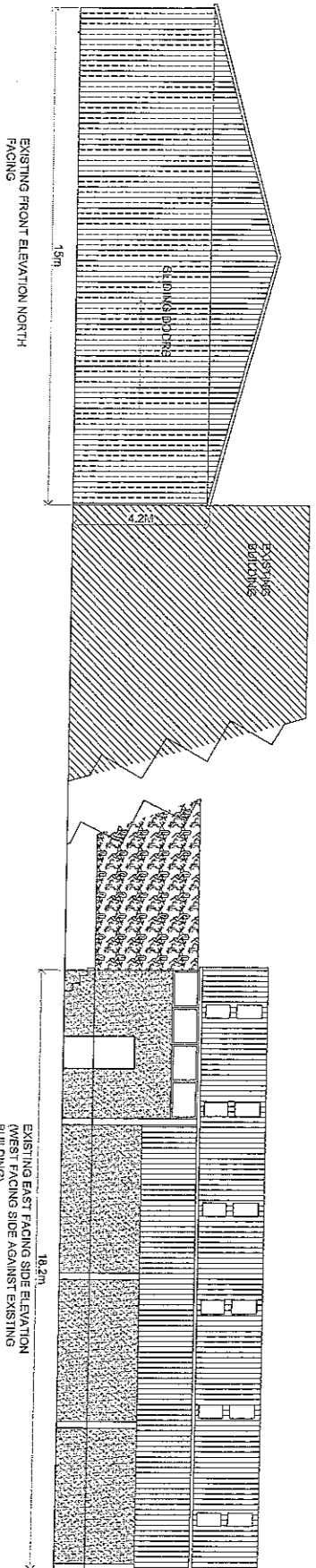
The expansion of existing firms within the main settlement will be allowed on land within or adjacent to their existing sites, provided no significant environmental problems are caused and the extension conforms to the other policies of this plan.

The maintenance of existing sources of employment is essential to the continued economic viability of the area. Firms will benefit from the ability to expand their operations without necessitating relocation.

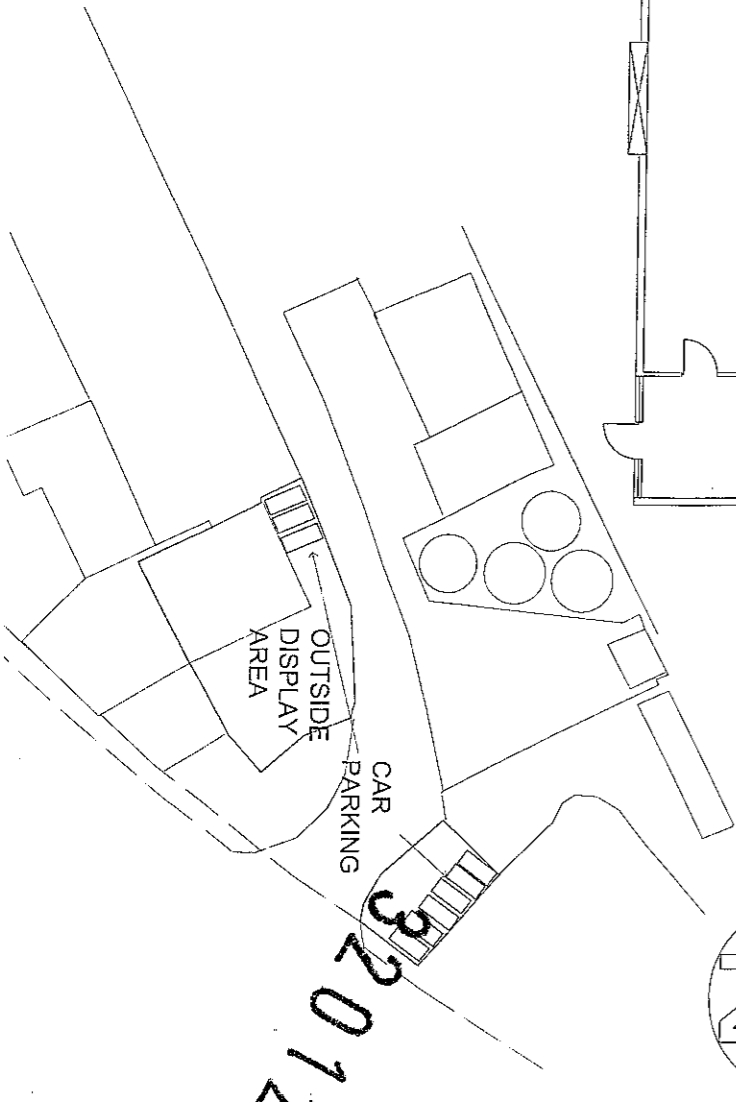
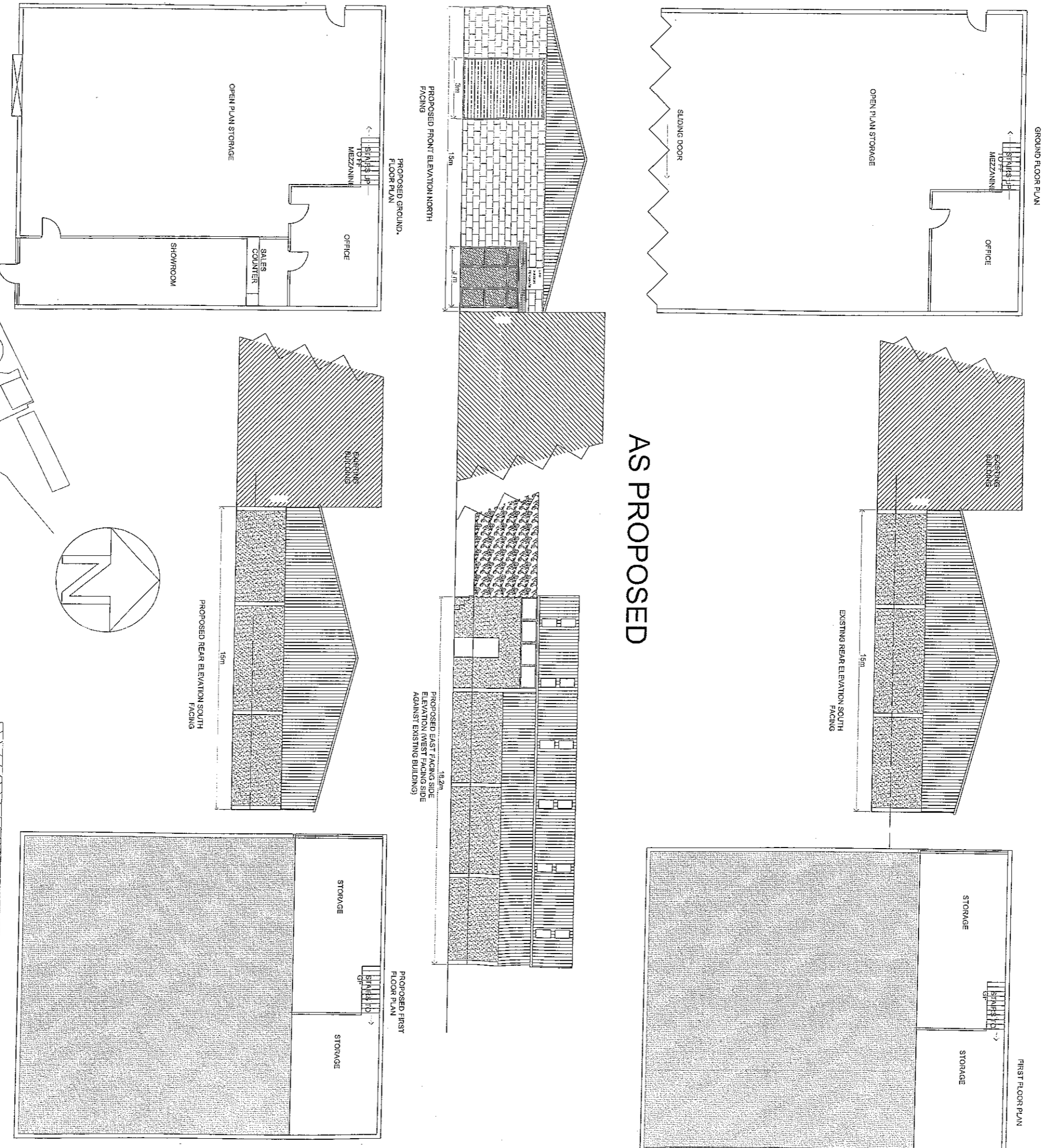
Policy EMP 8

There are a number of firms in the Borough which are located outside the main settlements. The Council has no wish to restrict their continued prosperity and efficiency. This does not mean that harmful developments will be allowed. Enough industrial land is available in the Borough to prevent the need for any firm expanding to such an extent that it harms the landscape or residential amenities of the area.

AS EXISTING



AS PROPOSED



320120655P

<p>DRAWN BY: M. Planning</p> <p>2 Nighthawk Way, Gunnedah, NSW Telephone 01995 500733 Mobile 07813 296 287 Email: mpl@mpplanning.com.au</p>		<p>DATE: 11th JULY 12 DWG NO. M/ED/111 SCALE: 1:100 & 1:500 A1</p>	
<p>CLIENT: E & O BUILDERS MERCHANTS</p>		<p>PROJECT: CHANGE OF USE OF DEPOT AND STORAGE BUILDING TO BUILDERS MERCHANT CLASS USE A1</p>	
<p>LOCATION: UNIT 1 (FORMERLY TOMANSON TRACTORS) PENDE TRADING ESTATE, CLITHEROE ROAD, CHATSBURN NSW 431</p>		<p>STORAGE</p>	