



RIBBLE VALLEY
BOROUGH COUNCIL

12 JUL 2012

THE
COUNCIL OF

For office use only

Application No. **320120671P**

Date received **12.7.12**

Fee paid £ **170.00** Receipt No: **16113**

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

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

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title:	MR	First name:	MARK
Last name:	SOLOMON		
Company (optional):			
Unit:	5	House number:	
		House suffix:	
House name:	FERNSIDE COTTAGE		
Address 1:	~~SWAN COURT YARD~~		
Address 2:			
Address 3:			
Town:	CLITHEROE		
County:			
Country:			
Postcode:	BB7 4NS		

2. Agent Name and Address

Title:	MR	First name:	IAN
Last name:	WRIGHT		
Company (optional):	MORTIMORS SURVAYORS		
Unit:		House number:	5/7
		House suffix:	
House name:			
Address 1:	CASTLE STREET,		
Address 2:	CLITHEROE		
Address 3:			
Town:			
County:	LANCS		
Country:			
Postcode:	BB7 2BT		

3. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting: Northing:

Description:

4. 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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY): (must be pre-application submission)

Details of pre-application advice received?

5. Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

CHANGE OF USE TO HOT FOOD AND COLD FOOD USE CLASS A3
INSTALLATION DUCT. RECONFIGURATION OF WCs TO CREATE 1
ADDITIONAL WC RECONFIGURATION OF GROUND FLOOR FOOD COUNTER

Reference number: Date of decision (DD/MM/YYYY): (date must be pre-application submission)

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

1.	~~Policy GT~~	6.	
2.	~~ENV 19~~	7.	
3.	~~CONDITION 3~~	8.	
4.	~~S1 SHOPPING~~	9.	
5.	~~S3 SHOPPING~~	10.	

Has the development already started?

☐ Yes ☒ No

If Yes, please state when the development started (DD/MM/YYYY):

(date must be pre-application submission)

Has the development been completed?

☐ Yes ☒ No

If Yes, please state when the development was completed (DD/MM/YYYY):

(date must be pre-application submission)

6. Condition(s) - Removal

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

WE ARE NOW WHERE NEAR ANY RESIDENTIAL PROPERTIES TO CAUSE ANY
DISTURBANCE TO ANY RESIDENTS IN THE IMMEDIATE AREA AS THERE
ARE NONE

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

I WISH TO BE OPEN AS PER MY PREMISES LICENCE STATES

certificates

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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.

Signed

Or signed - Agent:

Date DD/MM/YYYY:

4-7-12

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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.

Name of Owner	Address	Date Notice Served
TRUMAN FAMILY	90 MORRIS MANOR AVE	4-7-12

Signed - Applicant

Or signed - Agent:

Date DD/MM/YYYY:

4-7-12

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

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Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

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Signed - Applicant

Or signed - Agent:

Date DD/MM/YYYY:

7. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was a person with a freehold interest or leasehold interest with at least 21 years to run, of any part of the land to which the application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

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Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

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Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

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9-7-12

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

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9-7-12

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:

Name of Tenant	Address	Served

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

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9-7-12

8. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form: ☐

3 copies of other plans and drawings or information necessary to describe the subject of the application: ☐

9. Declaration

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

Signed - Applicant:

Or signed - Agent:

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Date (DD/MM/YYYY):

9-7-12

10. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

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Country code: Mobile number (optional):

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Country code: Fax number (optional):

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Email address (optional):

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11. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

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Country code: Mobile number (optional):

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Country code: Fax number (optional):

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Email address (optional):

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12. Site VisitCan 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)

☐ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

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Telephone number:

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Email address:

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RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2011/0761

DECISION DATE: 30 March 2012

DATE RECEIVED: 10/10/2011

320120671P

APPLICANT:

Mr M Solomon
28 Knightsbridge Close
Salford
LANCS
M7 4LB

AGENT:

C J Partnership Architects
Blue Pit Mill
Queensway
Castleton
Rochdale
Lancs
OL11 2PG

DEVELOPMENT PROPOSED: Change of use to hot and cold food establishment (Use Class A3). Installation of extract ventilation duct, reconfiguration of w.c.s to create one additional w.c, reconfiguration of ground floor food counter.

AT: 2 Swan Courtyard Castle Street Clitheroe Lancashire BB7 2DQ

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

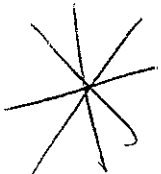
1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990

2. The permission shall relate to the development as shown on Plan Reference 3211/03/D received on 1/03/12

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. The use of the premises in accordance with this permission shall be restricted to the hours between 0700 to 1800 on weekdays and 0800 to 1800 on Saturdays and there shall be no operation on Sundays or bank holidays.



Reason: To comply with Policies G1 and S10 of the Ribble Valley Districtwide Local Plan. The use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities.

P.I.O.

APPLICATION NO. 3/2011/0761

DECISION DATE: 30 March 2012

Relevant planning policy

Policy G1 - Development Control
Policy ENV19 - Listed Buildings
Policy ENV20 - Proposals Involving Partial Demolition of Listed Buildings
Policy S1 - Shopping Policies - Clitheroe Centre
Policy S3 - Principal Shopping Frontage - Clitheroe

Summary of reasons for approval

The proposal would have no significant effect on the listed building nor the setting of the Conservation Area and it is considered that the benefits associated with the economic regeneration of the building would outweigh any visual harm

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

Licensing Act 2003

Premises Licence

Part 1 - Premises Details

POSTAL ADDRESS OF PREMISES, OR IF NONE, ORDNANCE SURVEY MAP REFERENCE OR DESCRIPTION

Qzine

2 Swan Courtyard, Clitheroe, Lancashire, BB7 2DQ

WHERE THE LICENCE IS TIME LIMITED THE DATES

Not applicable

LICENSABLE ACTIVITIES AUTHORISED BY THE LICENCE

- any playing of recorded music
- the sale by retail of alcohol

THE TIMES THE LICENCE AUTHORISES THE CARRYING OUT OF LICENSABLE ACTIVITIES

Activity (and Area if applicable)	Description	Time From	Time To
F. Playing of recorded music (Indoors)	Monday-Friday	11:00am	10:00pm
	Saturday	11:00am	11:00pm
	Sunday	11:00am	10:00pm
M. The sale by retail of alcohol for consumption ON the premises only	Monday-Friday	11:00am	10:00pm
	Saturday	11:00am	11:00pm
	Sunday	11:00am	10:00pm

THE OPENING HOURS OF THE PREMISES

Description	Time From	Time To
Monday-Friday	11:00am	10:30pm
Saturday	11:00am	11:30pm
Sunday	10:00am	10:30pm

WHERE THE LICENCE AUTHORISES SUPPLIES OF ALCOHOL WHETHER THESE ARE ON AND/ OR OFF SUPPLIES

- M. The sale by retail of alcohol for consumption ON the premises only

Part 2

NAME (REGISTERED) ADDRESS, TELEPHONE NUMBER AND EMAIL (WHERE RELEVANT) OF HOLDER OF PREMISES LICENCE

Mark Adrian Solomon

5 Hellifield Road, Bolton-by-Bowland, Clitheroe, Lancashire, BB7 4NS

marc_solo@hotmail.co.uk

Telephone 07946 065704

