



RIBBLE VALLEY
BOROUGH COUNCIL

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

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320120842 P

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:		Surname:		
Company name	Paddy Power					
Street address:	c/o Agent			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City				Fax number:		
County:				Email address:		
Country:						
Postcode:						
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Paul	Surname:	Tunstall	
Company name:	JWPC Ltd					
Street address:	Unit 1B			Country Code	National Number	Extension Number
	Waterview			Telephone number:	01524 599980	
	White Cross			Mobile number:		
Town/City	Lancaster			Fax number:		
County:	Lancashire			Email address:		
Country:	United Kingdom					
Postcode:	LA1 4XS			ptunstall@jwpc.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed change of use from Bakery (Class A1) to Betting Shop (Class A2) including alterations to shop front and signage (1 x internally illuminated fascia sign and 1 x illuminated hanging sign). Includes erection of 3 x 900mm satellite dishes to roof of ground floor rear outrigger.

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:	10	Suffix:	
House name:	Whitesides Bakery		
Street address:	Market Place		
Town/City:	Clitheroe		
County:	Lancashire		
Postcode:	BB7 2DA		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	374414		
Northing:	441892		

5. Pre-application Advice

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

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

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

☐ Yes ☒ No

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):

Walls - description:

Description of *existing* materials and finishes:

Cream painted render

Description of *proposed* materials and finishes:

as existing

Roof - description:

Description of *existing* materials and finishes:

Slate

Description of *proposed* materials and finishes:

as existing

Windows - description:

Description of *existing* materials and finishes:

Softwood timber

Description of *proposed* materials and finishes:

as existing

9. (Materials continued)

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:

Planning, Design and Access Statement
 Drawing No 2012/55/01
 Drawing No 2012/55/02 Revision A

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

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

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

Is the site currently vacant? ☒ Yes ☐ No

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

Bakery and Bakers shop

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

06/02/2012

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	52.7	0.0	97.1	97.1
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	108.3	0.0	63.9	63.9
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		161.0	0.0	161.0	161.0

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	3	2	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	
A2							☒

21. Site Area

What is the site area?

161

sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

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. Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s):

Externally illuminated timber fascia sign. Refurbishment of existing externally illuminated timber hanging sign.

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

Fascia sign(s) Projecting or hanging sign(s) Hoarding(s) Other

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

If Yes to either or both above, please show the existing sign(s) on an elevation drawing or photograph and state the references for the drawing(s) or photograph(s)

Drawing 2012/55/01

Drawing 2012/55/02 Rev A

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: 09/11/2012

To: 09/11/2017

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)?

2.410 m

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

What are the dimensions of the proposed advertisement?

Height: 0.786 x Width: 4.445 x Depth: 0.440 metres

What materials will the sign be made of?

Painted timber fascia boarded (Green RAL 6029) with acrylic lettering

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

0.350 cm

The colour of text and background:

Green (RAL 6029) background and raised acrylic lettering

Will the sign be illuminated? ☒ Yes ☐ No

Will the sign be illuminated internally or externally? ☐ Internally ☒ Externally

Illuminance Levels: 600.000 cd/m

Will the illumination be static or intermittent? ☒ Static ☐ Intermittent

28 (b). Details of Proposed Advertisement(s) - Hanging Sign

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

3.500 m

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

0.975 m

What are the dimensions of the proposed advertisement?

Height: 1.130 x Width: 0.750 x Depth: 0.075 metres

What materials will the sign be made of?

Refurbishment of existing timber sign with metal bracket

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

0.120 cm

The colour of text and background:

Green text (RAL 6029) with Yellow background (RAL 1021)

Will the sign be illuminated? ☒ Yes ☐ No

Will the sign be illuminated internally or externally? ☐ Internally ☒ Externally

Illuminance Levels: 600.000 cd/m

Will the illumination be static or intermittent? ☒ Static ☐ Intermittent

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	Alfred Ambrose Veevers/Martyn Veevers/Ann Veevers	14/09/2012
Number:	26	
Suffix:		
Street:	Meadow View	
Locality:	Clitheroe	
Town:		
Postcode:	BB7 2NT	

Title: Mr First name: Paul Surname: Tunstall
Person role: Agent Declaration date: 14/09/2012 ☒ 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: Mr First Name: Paul Surname: Tunstall

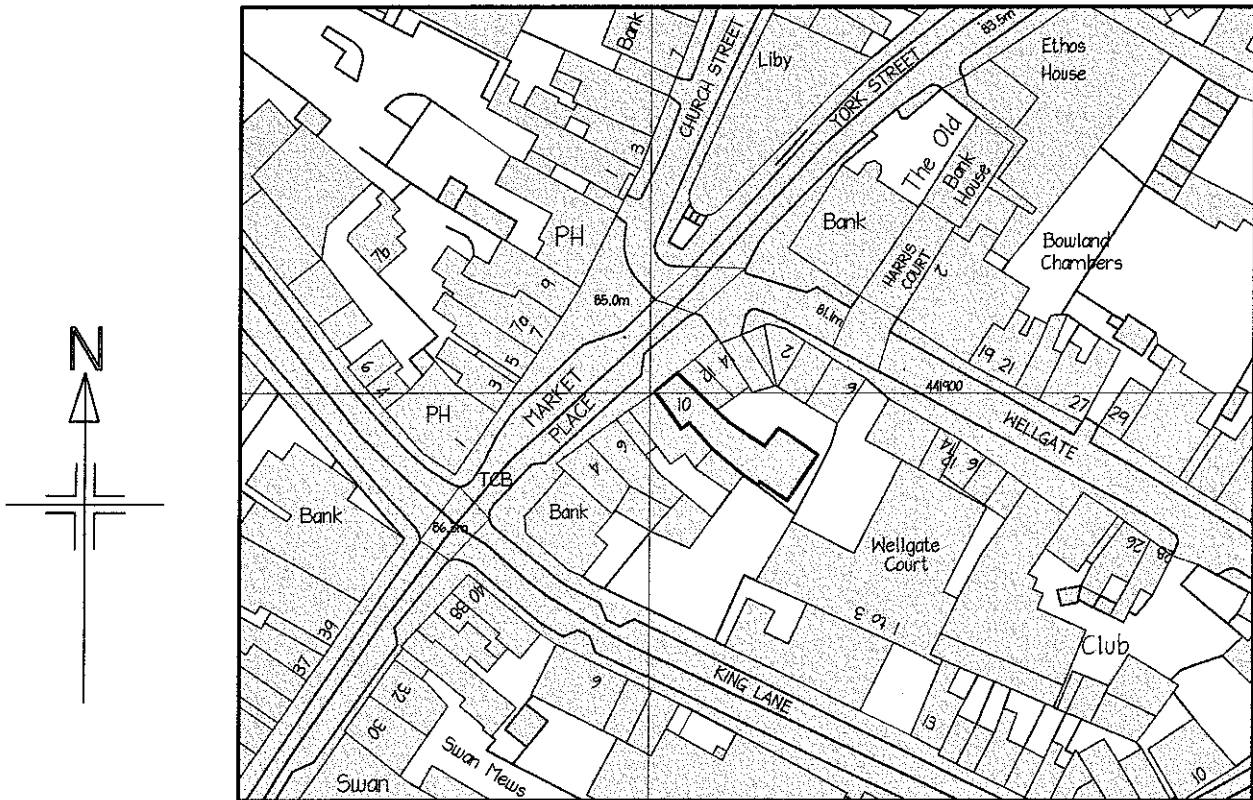
Person role: Agent Declaration date: 14/09/2012 ☒ Declaration Made

31. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 14/09/2012

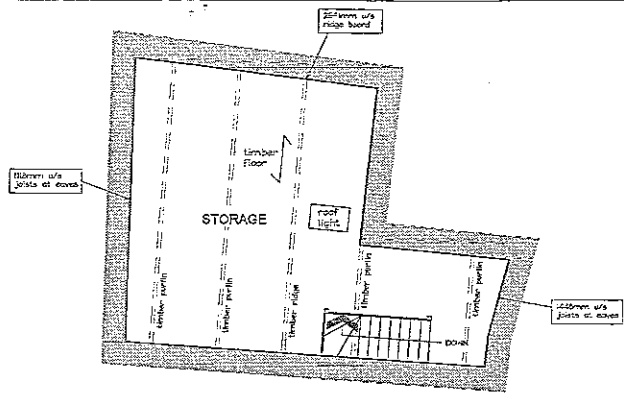
320120842P



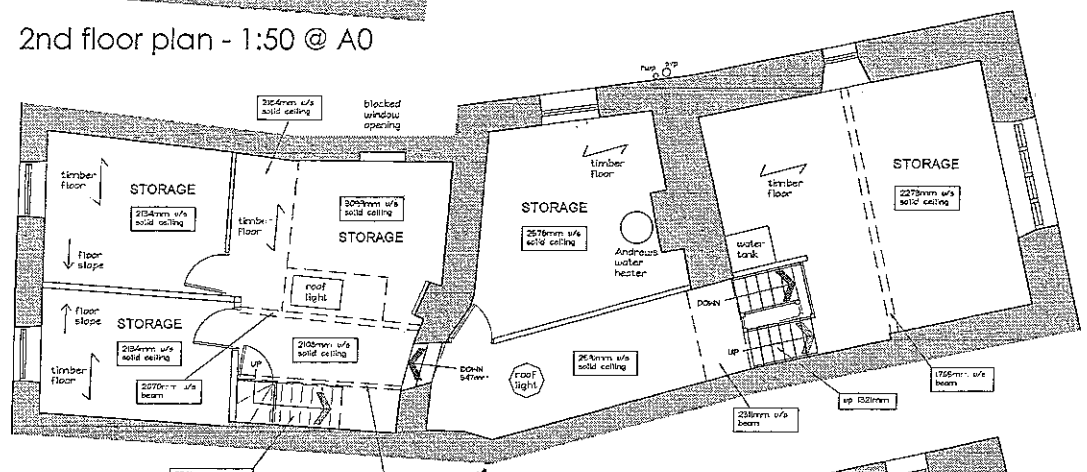
Ordnance Survey, (c) Crown Copyright 2012. All rights reserved. Licence number 100020449

Location Plan 1:1250 @ A4

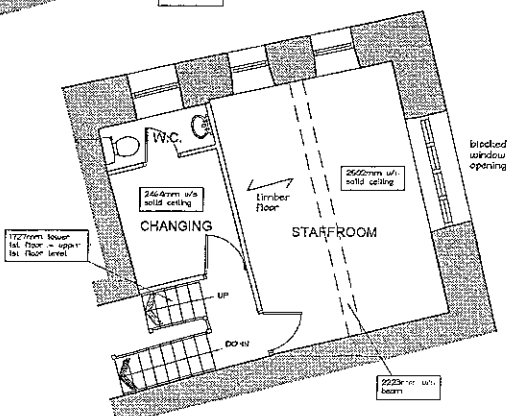
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 This drawing and the copyright and patents therein are the designer's property and may not be used or reproduced - only under contract.
 ALL DIMENSIONS TO BE CHECKED ON SITE.
 DO NOT SCALE FROM THIS DRAWING EXCEPT FOR THE PURPOSES OF LOCAL AUTHORITY PLANNING



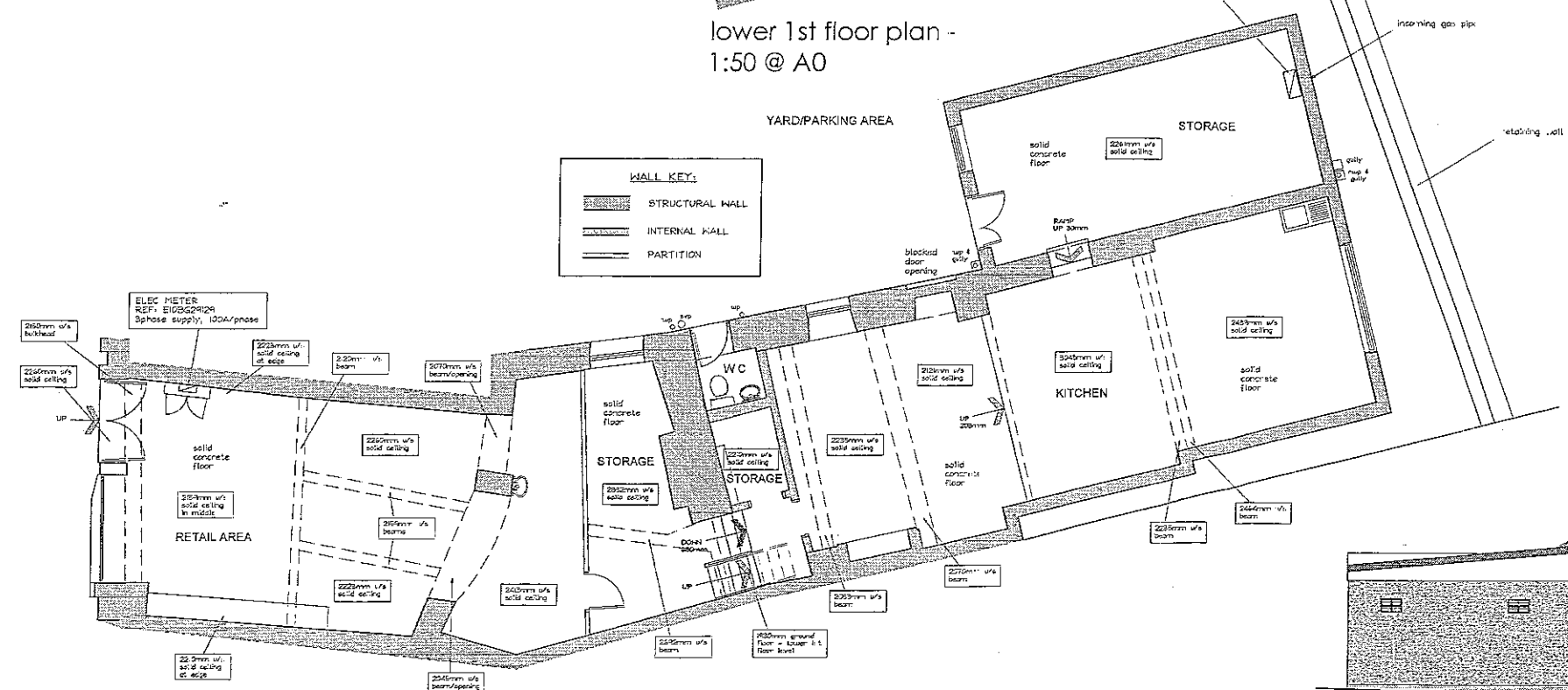
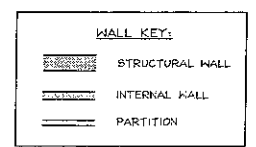
2nd floor plan - 1:50 @ A0



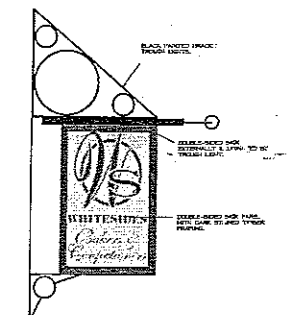
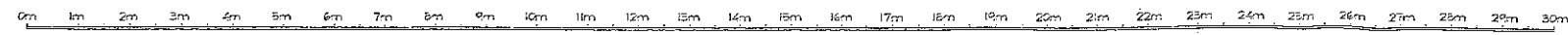
upper 1st floor plan - 1:50 @ A0



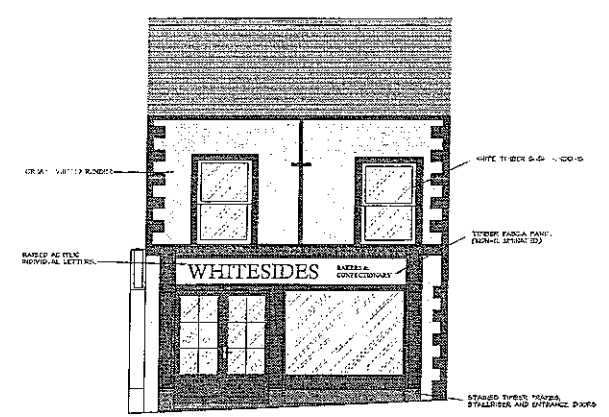
lower 1st floor plan - 1:50 @ A0



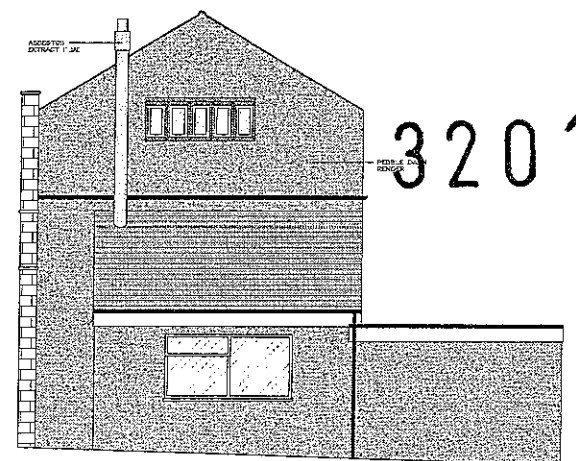
ground floor plan - 1:50 @ A0



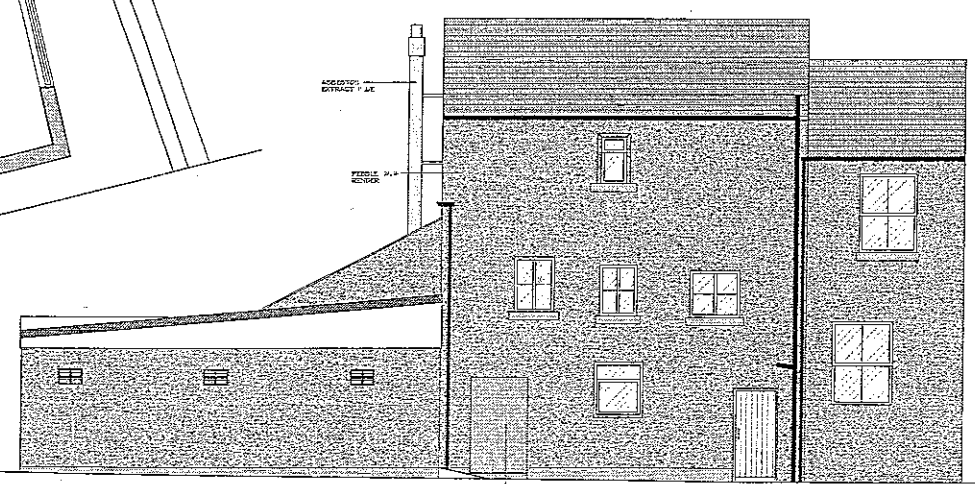
Existing projecting sign detail - scale 1:20 @ A0



Front elevation - scale 1:50 @ A0



Rear elevation - scale 1:50 @ A0



Courtyard elevation - scale 1:50 @ A0

320120842P

Frank Belshaw
 Building Surveyors Limited
 10 Market Place
 Clitheroe
 Lancashire
 BB7 2DA

Paddy Power

unit address
 CLITHEROE
 10 MARKET PLACE
 CLITHEROE
 LANCASHIRE
 BB7 2DA

drawing title
 SURVEY DRAWING
 FLOOR PLANS & LOCATION PLAN

drawn by
 PY
 checked

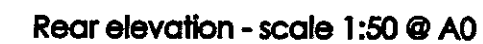
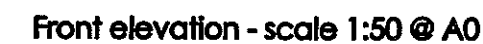
 date
 7th August 2012
 scale
 AS INDICATED @ A0

drawing no
 2012/55/01
 revision

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Paddy Power

drawing title
PROPOSED SCHEME
FLOOR PLANS & LOCATION PLAN

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drawing no	revision
2012/55/02	B