



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: 320130453P

Date received

Fee paid £

Receipt No:

Application for Planning Permission and conservation
area consent for demolition in a conservation area.
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:	Mrs	First name:	CAROLINE	Surname:	LINSLEY
Company name:	CJ's				
Street address:	C J's Sandwich Bar, 75 King Street				
Town/City:	Whalley				
County:	Clitheroe				
Country:	Lancashire				
Postcode:	BB7 9SW				
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:	peter	Surname:	hitchen
Company name:	Peter Hitchen Design Ltd				
Street address:	14 Church Lane				
Town/City:	Whalley				
County:	CHURCH LANE				
Country:	Clitheroe				
Postcode:	LANCASHIRE				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:		07850405126			
Fax number:					
Email address:	info@peterhitchendesign.co.uk				

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

PROPOSED CANOPIES (X2) 2M X 2M X 2.5M HIGH LOCATED EXTERNALLY

Has the building, work or
change of use already started?

☐ Yes ☒ No

THE CANOPIES ARE TEMPORARY

4. Site Address Details

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

House: 75 Suffix:
House name: C J's Sandwich Bar
Street address: King Street
Whalley
Town/City: Clitheroe
County:
Postcode: BB7 9SW

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

Easting: 373307
Northing: 436274

Description:

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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: MK First name: STEPHEN Surname: KILMARTIN

Reference: PREVIOUS REFUSAL 3/2013/0218

Date (DD/MM/YYYY): 18/4/2013 (Must be pre-application submission)

Details of the pre-application advice received:

CONFIRMATION OF PLANNING REQUIREMENTS WITHIN THE CONSERVATION AREA

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. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

N/A

10. Materials

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

10. (Materials continued)

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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:

N/A

Description of *proposed* materials and finishes:

N/A

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Others - description:

Type of other material:

CANOPIES

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

CANVAS PARASOL ON ALUMINIUM FRAME FIXED INTO A SUNKEN SOCKET IN THE MACADAM

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:

D & A STATEMENT

HERITAGE STATEMENT

DRAWING PHD/CJ/100

LOCATION PLAN

11. 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			

12. Foul Sewage

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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

13. 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

14. 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

15. Existing Use

Please describe the current use of the site:

FOOD OUTLET WITH OUTDOOR SEATING

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

16. 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'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐

Yes

☒

No

18. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

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19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No**20. 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	0	0

21. 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	

22. Site Area

What is the site area?

100

sq.metres

23. 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**24. Hazardous Substances**

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No**25. 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**26. Certificates (Certificate B)****Certificate Of Ownership - Certificate B****Certificates under Article 12 - Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990**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

Title: Mr First name: PETER Surname: HITCHEN

Person role: Agent Declaration date: 3/5/2013 ☒ Declaration made**26. 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

26. Certificates (Agricultural Land Declaration - continued)

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

27. 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

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SCHEDULE 2

Articles 11 and 32

Notices under articles 11 and 32

Town and Country Planning (Development Management Procedure) (England) Order 2010

NOTICE UNDER ARTICLE 11 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper and, where relevant, on a website or to be served on
an owner* or a tenant**)

Proposed development at (a) 75 KING STREET, WHARLEY, WILKINS
I give notice that (b) C/S SANDWICH SHOP
is applying to the [(c) RIBBLE VALLEY B.C. Council][Secretary of State]+
for planning permission to (d) ERECT 2x TEMPORARY CANOPIES
Any owner* of the land or tenant** who wishes to make representations about this application
should write to the [Council][Secretary of State]+ at (e) R.V.B.C. COUNCIL OFFICES
by (f)

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed P.M.
+On behalf of CAROLINE UNLEY
Date 3/5/2013

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

+ delete where inappropriate

Insert:

- (a) address or location of the proposed development
- (b) applicant's name
- (c) name of the Council
- (d) description of the proposed development
- (e) address of the Council or the Secretary of State as appropriate
- (f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be)

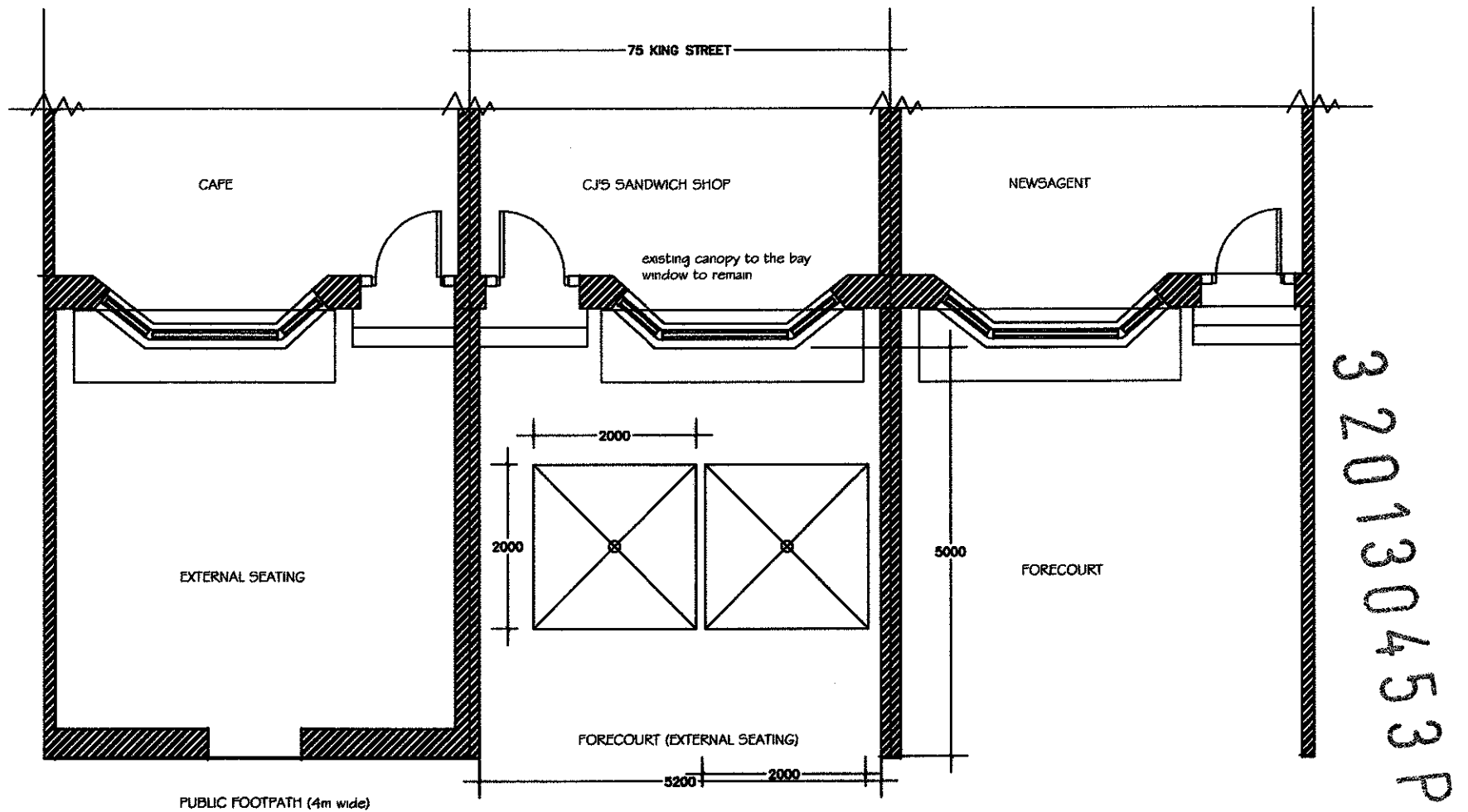


CJ'S SANDWICH SHOP
75 KING STREET
WHALLEY



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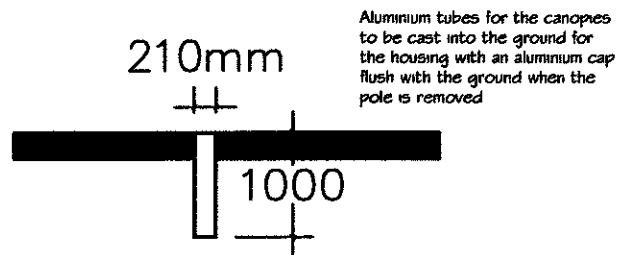
LOCATION PLAN 1:1250



FOR PLANNING APPROVAL AND
CONSERVATION AREA CONSENT

PROPOSED PLAN ALONG KING STREET

REVISION B - AMENDED APPLICATION PROPOSING 2 CANOPIES
REVISION A - CANOPY OPEN DIMENSION AND CONNECTION DETAIL



PROPOSED EXTERNAL SEATING CANOPIES

CJ'S SANDWICH SHOP
75 KING STREET
WHALLEY

PHD/CJ/100 B MAY 2013 1:50 (A1)



PROPOSED KING STREET ELEVATION

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**PETER HITCHEN DESIGN LTD
CHARTERED ARCHITECT**

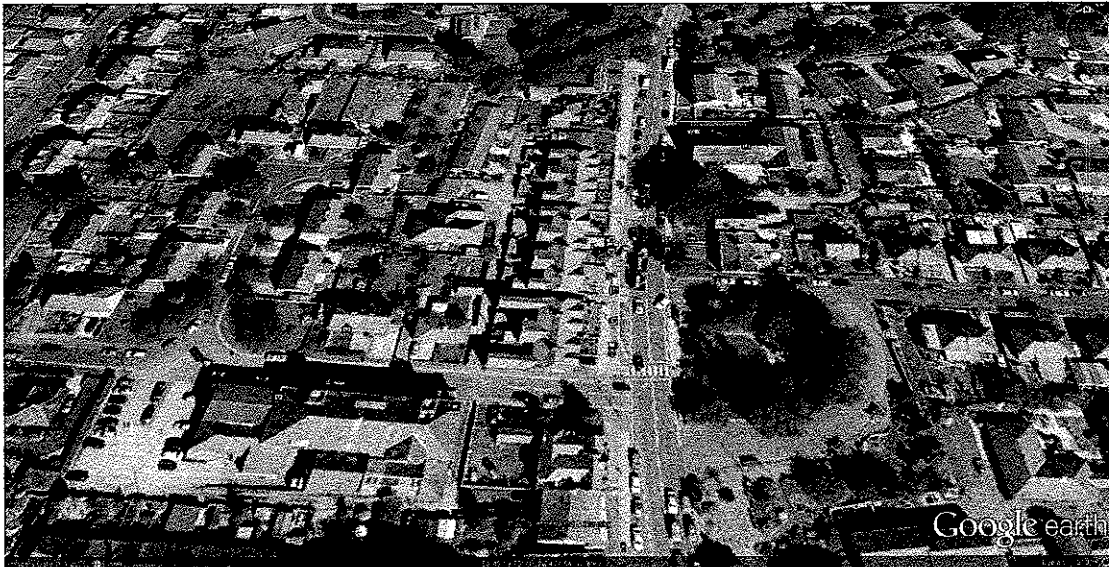
**HERITAGE STATEMENT
PROPOSED EXTERNAL CANOPIES
AT
CJ's SANDWICH SHOP
75 KING STREET , WHALLEY**

The Site

The site is an existing two storey commercial property positioned within a terraced group of four similar properties on King Street in Whalley village centre. The building was constructed in the late 19th century and is constructed from Accrington brick with a mock tudor timber boarding to the dominant bay at first floor level. The roof is covered with Rosemary tiles and the fascias are of timber and painted black. There is an area of external seating adjacent to the footpath which is the forecourt to the shop. The site is located on the main thoroughfare through Whalley and directly opposite the bus station.

The application site is located within the commercial centre of the village and is a very popular food outlet catering for the community.

The site is within the Conservation Area of Whalley and no 75 King Street and the neighbouring properties in the row are designated as Buildings Of Townscape Merit (significant buildings) and subject to an Article 4 direction. This has not been implemented to date.



Proposal

The proposal is to install two temporary external canopies on the forecourt measuring 2m x 2m and standing 2.1 m high located within the forecourt as shown on the application drawing to provide shelter for the external seating which has been in existence since 2001. The canopies will be black with no signage and be taken down when the shop is closed. They will be supported from a single socket connection sunk into the tarmacadam which will have a safety cover when not in use.

There is no physical connection to the building proposed and the canopies have been carefully selected to ensure they do not dominate the street frontage and the colour will blend with the existing canopies over the shop frontage.

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Having studied the relevant information available for public consultation it is apparent that the proposal is entirely in keeping with the Whalley Conservation Area Management Guidance document which stipulates the requirements for commercial street signage and fascias etc.

It is worth noting also that this is not a permanent fixture and by the very nature of it's location and appearance it will not be detrimental to any historic features within the village.

The enclosed documents show a series of maps extracted from recent expert studies which explain the history of the area and substantiates the importance of the locality and the drawing submitted with the planning application demonstrates why the proposal will not conflict with any of the historical context of the area.

Please also refer to the Design & Access Statement which is accompanied by the existing and proposed drawing PHD/CJ/100B.



Documents consulted include :-

Whalley Historic Town Assessment Report (2006 (LCC)

Whalley Conservation Area Management Guidance (Public Consultation 2005)

Peter Hitchen RIBA

Chartered Architect

3 May 2013

Ribble Valley Borough Council



DESIGN AND ACCESS STATEMENT PRO-FORMA

From the 10 August 2006, planning applications relating to certain types of developments are required to be submitted with a design and access statement. When submitting an application, failure to provide a design and access statement of sufficient standard may result in a delayed registration of the application.

What Applications Need to be Accompanied by a Design and Access Statement?

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- material change in the use of land or buildings, unless it also involves operational development;
- engineering or mining operations;
- development of an existing dwellinghouse, or development within the curtilage or a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, where no part of that dwellinghouse or curtilage is within a designated area or is a listed building. 'Designated Areas' include: • Conservation Areas; • Sites of Special Scientific Interest (SSSI); and • Areas of Outstanding Natural Beauty (AONB).

Process

What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?

THE DIMENSIONS OF THE EXTERNAL SEATING AREA ACCESS INTO THE SHOP FROM THE FOOTPATH THE EXISTING CANOPY DIMENSIONS AND THE FACADE CHARACTERISTICS OF THE BUILDING. FINALLY THE CONSERVATION AREA GUIDELINES HAVE BEEN RESPECTED

Use

What will the extension/development be used for and justify why this is necessary?

THEY WILL PROVIDE EXTERNAL SHELTER FOR CUSTOMERS DURING THE OPERATIONAL HOURS OF THE SHOP. THE FORECOURT IS A VERY POPULAR AMENITY FOR THE APPLICANT'S BUSINESS AND FOR THE COMMUNITY IN GENERAL. IT WILL BE AN ASSET TO THE VILLAGE AND ALLOW CUSTOMERS TO REMAIN DRY DURING INCLEMENT WEATHER

Amount

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development?

THE TWO CANOPIES ARE 2M X 2M AND 2.5M HIGH (2.1M TO UNDERSIDE) DIMENSIONS ARE APPROPRIATE FOR THE FORECOURT AND WILL NOT DOMINATE THE SETTING

Layout

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

THE LAYOUT WAS DEFINED BY THE SITE AREA AND THE SIZE OF THE EXISTING CANOPY OVER THE BAY WINDOW

Scale

Is the scale of the extension/development in keeping with the context of the site and in what way?

YES, AS THE CANOPIES PROVIDE AN 'EXTENSION' OF WEATHER PROTECTION BEYOND THE EXISTING SHELTER OVER THE BAY WINDOW

Landscaping

If appropriate, specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used?

NOT APPROPRIATE, BOUNDARIES REMAIN UNAFFECTED.

Appearance

Specify how the extension/development fits in terms of its appearance and include details of materials to be used.

THE SCALE, MASS + COLOUR ARE SYMPATHETIC TO THE FACADE OF THE PREMISES. THE CHOICE OF BLACK CANVAS MOUNTED ON AN ALUMINIUM POLE IS THE MOST APPROPRIATE SOLUTION.

Access

Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles.

THE PROPOSAL DOES NOT AFFECT THE EXISTING ACCESS ARRANGEMENT