



28th June 2018

17/L/115

Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Sir/Madam,

CHANGE OF USE APPLICATION – WHALLEY CORN MILLS, OFF MITTON ROAD, WHALLEY

Please find enclosed requisite forms and plans relating to a Change of Use Application at Whalley Corn Mills, off Mitton Road, Whalley.

The application seeks consent for the storage of stock relating to the retail use at Whalley Corn Mills within a portion of the existing agricultural building on site, defined on the submitted Block and Location Plan (Ref:1339.E.1).

The agricultural building stands immediately opposite the front entrance to the retail business of Whalley Corn Mills and forms part of the complex of buildings associated with this rural business providing pet foods and animal feeds. The storage element within the building has been utilised for a number of years and this planning application seeks to regularise the use of this portion of the building in association with the ongoing operation of the business. A small part of the building is utilised for dog grooming associated with the rural retail element, which is considered ancillary to the main retail use of Whalley Corn Mills.

The following plans have been submitted and form part of the application:

<i>Existing Block & Location Plan</i>	<i>Ref: 1339.E.1</i>
<i>Existing Roof Plan</i>	<i>Ref: 1339.E.2</i>
<i>Proposed Plan</i>	<i>Ref: 1339.P.3</i>
<i>Existing Elevations</i>	<i>Ref: 1339.E.4</i>





The submitted plans Ref: 1339.P.3 and Ref: 1339.E.4 show the floorspace and elevations of the buildings, highlighting 200 sq m to the front of the building used for retail storage, with the rest of the building in Agricultural use.

There are no external changes to the building, but the existing elevations and block plan are submitted with the application to demonstrate the existing linked nature of this rural business, which has operated well within the area and provides a specifically rural retail use.

I trust the submitted plans provided sufficient detail and would welcome discussion with the Case Officer prior to determination of the application to discuss and questions that may arise.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Stuart Booth', written over a light grey background.

Stuart Booth MRTPI

Associate

