



Ribble Valley
Borough Council

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RIBBLE VALLEY BOROUGH COUNCIL

Officer:	Rachel Horton	Tel:	01200 414501	Council Offices
Email:	Rachel.horton@ribblevalley.gov.uk			Church Walk
Our Ref:	RV/2016/ENQ/00133			Clitheroe
				Lancashire BB7 2RA
Proposal:	Proposed refrigeration unit attached to main industrial building at Farmhouse Fare Ltd, Anderson House, Lincoln Way, Clitheroe BB7 1QD	Tel:	01200 425111	Fax: 01200 414487
Date:	27 th September 2016	DX:	4501	

Pre-Application Enquiry Response

Dear Mr Smith

I am writing in response to your pre-application enquiry regarding a proposed chiller with attached condenser unit measuring approx. 14.7m x 6.4m x 3.9m in height attached to the western gable of an existing industrial building at Farmhouse Fare Ltd. I note from the submission documents and our discussion that the proposal is a pre-fabricated building that is easily removable in the future. Notwithstanding this, the length of time that the building will be present on the site is unclear and I am of the opinion that the means of fixture and use of the building will result in a building of some permanence and therefore would constitute as development.

Relevant Policies:

- DMG1 – General Considerations
- DMB1 – Supporting Business Growth and the Local Economy

As discussed at our meeting certain extensions and alterations to an industrial building constitute as Permitted Development. The relevant legislation is Part 7 Class H of The Town and Country Planning (General Permitted Development) (England) Order 2015. The link to the legislation is <http://www.legislation.gov.uk/uksi/2015/596/made>

It would appear from the plans submitted and from what was discussed at our meeting that the works do constitute as Permitted Development. You have advised that the building would not reduce any parking or restrict the turning of vehicles as the roller shutter doors as shown on Drawing Number 4213H 08 rev00 are not in use as blockwork has been built behind in order to facilitate more working space within the building. Whilst the measurements are shown on Drawing Number 4213H 02 REV04 and an elevational plan has also been submitted (4213H 08 rev00), they are not to an identified scale, and therefore I am unable to clarify the precise size and scale of the building.

If you are of the opinion that the building constitutes as Permitted Development please ensure that it complies with all parts of Part 7 Class H of the G.P.D.O. I must stress that any works which are carried out are entirely made at the risk of your client. For the avoidance of doubt your client can submit a Certificate of Lawfulness application if they are of the opinion that it complies with Part 7 Class H.

Submission Requirements:

Certificate of Lawfulness Application

If your client chooses to submit a Certificate of Lawfulness Application please ensure that the following is submitted:

- Floor plans and elevational plans which are drawn to an identified scale and have the dimensions drawn on them.
- A supporting statement is submitted to clarify that the building would not interfere with existing parking or restrict the turning of vehicles (H.1 part f of Class H of the G.P.D.O).
- A scaled plan showing the distance between the proposed building and the boundary of the site in order to confirm compliance with a number of parts within Class H.

Full Application

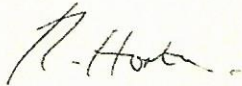
For information, if your client wishes to submit a Full Planning Application I am of the opinion that as the development would not be seen from the public highway and is constructed of materials which match the main building I have no objection in principle to the proposal. If an application is forthcoming, as well as the information I have previously listed please also include full details of the external condenser unit attached to the western elevation of the chiller and in particular details that will confirm noise emittance.

Please note this aforementioned required information may not be exhaustive and is provided on the basis of the level of information submitted. Failure to provide required information is likely to result in an application being made invalid until such information is received or potentially refused on the basis of insufficient information.

The above observations have been provided on the basis of the level of information submitted and the comments contained within this response represent officer opinion only, at the time of writing, without prejudice to the final determination of any application submitted.

Should you wish to discuss any of these matters further please do not hesitate to contact me.

Yours Sincerely



Mrs Rachel Horton
Pre-Planning Advice Officer

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