

Shackletons Home and Garden Centre, Chatburn

DRAFT HEADS OF TERMS

1. GENERAL

- 1.1 These Draft Heads of Terms have been prepared by PWA Planning in support of the planning application for the proposed extension and remodelling of Shackletons Home and Garden Centre ("the Site"), including additional indoor and outdoor retail space and increased café area and play area.
- 1.2 These Heads of Terms have been prepared to take account of comments received to date during pre-application discussions with officers at Ribble Valley Borough Council (RVBC). The Heads of Terms are in draft form and will be agreed with Officers at RVBC during the planning application process.
- 1.3 Whilst a number of matters will be dealt with by way of planning conditions, those matters that can potentially be dealt with and secured by way of a Section 106 Agreement comprise the proposed changes to the retail sales floorspace.
- 1.4 The purpose of these Draft Heads of Terms is to assist the decision-making process whereby the Council can determine accordance with the Development Plan, as well as providing sufficient detail for drafting purposes by the respective legal representatives.

2. Retail Floorspace

2.1 The proposed changes to the retail sales floorspace (Class E) are to provide additional indoor and outdoor retail space. In brief, the proposed changes to the retail sales floorspace (Class E) are detailed as follows:

- Outdoor furniture sales (increase in floorspace and change of location);
- Indoor Furniture Sales (increase in floorspace);
- Kitchen Furniture Sales (increase in floorspace and change of location);
- Sundries (increase in floorspace); and
- Back of house facilities, including kitchen and bathrooms will also be increased.

2.2 The proposed development is illustrated on the submitted plans Ref. 1859/PL02 (Lower Floor Plan) and Ref: 1859/PL03 (Upper Floor Plan). These plans should be viewed alongside the Existing Site Plan Ref: 1859/EX01.

2.3 The current overall footprint of the garden centre is 4,523 sqm (including all covered retail, internal areas and main circulation spaces). The proposed extension will add a total floorspace of 2,436 sqm, which equates to a total revised footprint of 6,959 sqm which are arranged over four split levels.

2.4 A breakdown of the proposed changes are as follows which is also detailed within the planning statement that supports this permission:

USE	EXISTING AREA (Square meters)	PROPOSED AREA (Square meters)	CHANGE / ADDITIONAL AREA (Square meters)
Outdoor Furniture Sales	860	1,210	+350
Indoor Furniture Sales	1,610	2,540	+930
Café	162	488	+326
Greenhouse / outdoor plant sales	990	930	-60
Kitchen Furniture Sales	105	162	+57
Potting Shed	165	165	-
Sundries	315	410	+95
Back of House (Kitchen, Toilets etc.)	150	580	+430
Play Area	-	180	+180
TOTAL AREA	4,357	6,665	+2,308
TOTAL SALES (Class E)	4,045	5,417	+1,372
TOTAL SALES - Cafe (Class E)	162	488	+326

*Table 1: A breakdown of the proposed accommodation/sales areas
Based on Gross Internal Areas – GIA*

3. Justification

- 3.1 The proposals for the extension and remodelling of Shackletons Home and Garden Centre have come forward in order to enhance the competitiveness of the business and meet changing customer demands. This followed the applicant's review of Shackleton's future requirements, and the most operationally appropriate viable layout and configuration for their retail operation.
- 3.2 Further to the Covid-19 pandemic, the proposals would also facilitate effective social distancing measures.

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Date: [11 November 2020]

1	PROPERTY	Shackletons Home and Garden Centre, Clitheroe Road, Chatburn, Clitheroe and as shown edged red on the annexed plan Ref: 1859/EX00
2	NAME AND ADDRESS OF LAND OWNER	David Mark Shackleton and Paul Andrew Shackleton of Chatburn Nurseries, Clitheroe Road, Chatburn, BB7 4JY (hereinafter called "the Owners")
3	COMPANY	Shackletons Garden Centre Limited (Company Reg No. 4303803 of Clitheroe Road, Chatburn BB7 4JY (hereinafter called "the Leaseholder")
4	BANK	National Westminster Bank PLC (Company Reg No. 00929027) of 13 Bishopgate London EC2M 3UR (hereinafter called "the Bank")
5	LAND OWNER'S SOLICITOR	[TBC] E Mail: [] Tel: []
6	NAME AND ADDRESS OF LOCAL PLANNING AUTHORITY	Ribble Valley Borough Council of Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA ((hereinafter called "the Council")
7	LOCAL PLANNING AUTHORITY'S SOLICITORS	[TBC] E Mail: [] Tel: []
8	OBJECTIVES	Proposed extension and remodelling of home and garden centre, including additional indoor and outdoor retail space and increased café area and play area.
9	PROPOSED DEVELOPMENT	Changes to the retail sales floorspace (Class E): <ul style="list-style-type: none">▪ Outdoor furniture sales (increase in floorspace and change of location);▪ Indoor Furniture Sales (increase in floorspace);▪ Kitchen Furniture Sales (increase in floorspace and change of location);▪ Sundries (increase in floorspace); and▪ Back of house facilities, including kitchen and bathrooms will also be increased.