

**Document:** Planning Supporting Statement

**Property:** Unit 3, Croft Barn  
Backridge Farm  
Twitter Lane  
Waddington  
Clitheroe BB7 3LQ

**Client:** Richard Drinkall

**Date:** MAY 2022

**Job No:** 221102/MC



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SUITE 3A  
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## 1.0 INTRODUCTION

- 1.1 This statement is prepared on behalf of the property owner, Richard Drinkall. It is submitted in support of a planning application for the retrospective change of use of Unit 3, Croft Barn, Backridge Farm, Twitter Lane, Waddington.
- 1.2 The current Class Use is considered to E (g) (iii) which was originally approved on 6 March 2009 (application reference 3/2009/0066) as B1 c business use. The proposed use is for a motor vehicle workshop (Use Class B2) and the selling/displaying of motor vehicles (Sui Generis) externally (7 spaces). The change of use does not involve any external alterations.
- 1.3 The purpose of this statement is to provide a background and description of the proposed development.

## 2.0 BACKGROUND

- 2.1 Unit 3 Croft Barn currently extend to 231 m<sup>2</sup> which was granted planning permission for Use Class B1c, which is now E (g) (iii), in 2009 under planning reference 3/2009/0066. Croft Barn is split into a number of business units extending to an overall floor area of 1180 m<sup>2</sup>.
- 2.2 The tenant of Unit 3 operates as motor vehicle repairs and also now sells a small number of cars from the site. It is understood this has been brought to the attention of the local planning authority as a breach of the permitted planning use.

### **3.0 SITE AND SURROUNDINGS**

- 3.1 The application site forms part of Backridge Farm Business Centre, which is a well-established development occupied by a variety of tenant retailers and businesses.
- 3.2 The application site has access off Twitter Lane. The application site is edged red on the submitted location plan.
- 3.3 The premises consist of a typical portal frame business unit which was previously converted from redundant farm buildings. The total floor area of Unit 3 extends to 231 m<sup>2</sup>. The property served by a large car park/secured yard at the front, sides and rear.

#### 4.0 THE PROPOSED DEVELOPMENT

- 4.1 The proposal is for displaying and selling of motor vehicles externally (maximum of 7) and internally Unit 3 is proposed to be operated as a small motor vehicle workshop. There will be no external alterations proposed as part of the proposed change of use.
- 4.2 The use proposed for selling motor vehicles from the site is on the basis of operating on appointments only, for visiting members of the public to inspect and purchase vehicles, which will be advert by the internet. It is therefore considered this operational use will not increase any activity at the site or traffic generation, to that which is already approved.
- 4.3 The motor vehicle workshop is accessed by way of two roller shutter doors. Therefore, all activity associated with this use, will neither be visible or audible beyond the levels already associated and approved at the site.
- 4.4 The location for the external display and selling of motor vehicles occupies the frontage to Unit 3, Croft Barn, which has never previously been used to demonstrate the site has adequate car parking to satisfy the development. Therefore, it is considered the proposed sales spaces do not represent a loss of parking to that which has been previously approved.
- 4.5 Unit 3, Croft Barn presently employs 1 full time worker and 2 part time workers.

**5.0 SUMMARY**

5.1 The proposal is for the change of use of the premises and will enable the applicant's tenant to grow the present business and also create further employment opportunities at the application site. Consequently, this positively contributes to protecting employment in the locality.

5.2 In conclusion, it is considered that, there are no material considerations which should prevent the grant of planning permission. There will be no negative impact on the wider amenity of the site or on surrounding properties.

Signature:

A large, light-colored rectangular area containing a faint, handwritten signature in dark ink. The signature appears to read "Michael C" followed by some illegible text.

May 2022

**MICHAEL C**