

Tilly's  
Talbot Street  
Chipping  
Preston

18th January 2024

Planning and Licensing Enforcement Office  
Ribbles Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

**Ref: PCN 19 Talbot Street, Chipping (Tillotsons Public House) Preston, Lancashire PR3 2QE**

Please find enclosing planning application and a detailed letter explaining why safety changes were made to the inside and outside of the above stated premises.

**History of Tillotson Arms:**

Prior to the name change The Tillotson's Arms started its life as the Buck Inn and was built around mid-1800's. As you will see from picture no.1 the pub only had a window – no box window.

Throughout the mid 1800's it remained as the Buck Inn and was not until 1892 that the name was changed to Tillotson's Arms.

We believe the change to make the window from flat to a box was made in 1950s's which can be seen in picture no.2.

My husband and I were tenants at the Tillotson's Arm between 2004-2007, at this time we recall the window had already started showing signs of rotting, flooring area was uneven (in the additional area of the extended box), glass was thin and would rattle when traffic was moving through Talbot Street. The window was not insulated so also gave out a draft.

Even at this time of being tenants and this being our living accommodation we would not allow our children or visitors to be by the window.

We left the Tillotson's Arm in 2007 and returned as Owners in July 2015, renaming the pub Tilly's in Aug 2016. Between 2007 and 2015 the previous tenants performed major changes to the downstairs pub and upstairs living quarters, however

the box window was never fixed.

### **Explanation for the change**

Since 2015 we have had to completely re-build and correct unsafe walls, doors, flooring etc the list could go on and on.

The box window was the last work to be completed and this was started in October 2022 and completed in November 2022.

Reasons for making the change are as following:

1. Wood surrounding the window was completely rotten.
2. Glass had cracked from the vibrations of lorries/tractors.
3. Fire in the upstairs living room in 2021 – safety hazard as unable to open windows due to wood rot and excessive coats of paint.
4. The flooring area in the box was uneven.
  - o resulting in not allowing friends/family and grandchildren to remain away from the area.
5. Customers who sat outside in the summer months would raise concerns to myself/Husband and staff that they could see into the area of the box window above and should they be sitting underneath.
6. Advised by customers, pieces of wood had fallen from the box onto the floor and seen by ourselves.
  - o Concern was if the window did collapse and we had known that there was an issue, we could be charged for negligence.
7. Traffic back in 1800's/1950's/2000's was far lesser than it has been in the last 4 years with 2015 onwards considerably increased with Talbot Street being busier than ever.
8. Hay Bales loaded high, HGVs/Bretherton Coaches/WM Ellison Haulage and numerous large tractors, all come awfully close to the box window, when oncoming traffic is trying to pass. This can be seen in in picture no. 3.

Now consider an image of high HGV.

- o Resulting in the windows rattling/pains of thin glass shattered and bits of wood falling off.

Prior to making the change to the window I had reviewed Building regulations which stated windows need to be 1 metre away from the boundary area and non-combustible.

Alterations to windows or doors do not require planning permission unless there is an article 4 direction in place.

Taken into consideration points 1-8 we made the decision to remove the window box for safety reasons and replace with a new door utilising as a fire escape. that was safe, in keeping with the village and was also energy sufficient.

### **Complaint against the Tilly's**

We were first notified from Planning and Licensing Enforcement Officer 15<sup>th</sup> September 2023 that a person from

Chipping Village, had submitted a complaint to the council and requesting was planning permission agreed. I immediately called and spoke to [REDACTED] and he explained why we had been contacted and advised that any change to the front of the premises required planning permission and was there a reason this not been actioned. My response was that we were not aware that planning permission was required to replace an unsafe window. The changes made have been kept with the keeping of the building and surrounding areas including the Talbot Hotel/Stanley Court, i.e., as in paint colour black window surround and railings (black). Our focus has and always will be the safety of our customers and the safety of my family that Live in the building.

I arranged a meeting with [REDACTED] (Deputy Chairman) of Chipping Parish Council to discuss with him was he aware of who had made this complaint. [REDACTED] denied any knowledge and clearly stated no one from the Parish Council had complained about the change in premises.

After this meeting I then attended the next Chipping Parish Council meeting at Chipping Village Hall April 2023.

Attendees included [REDACTED]

[REDACTED] At the meeting I provided evidence (picture 1,2,3 & 4) of the window before and after the work had been performed, explained in detail why the window was replaced due to major safety concerns. I also asked did anyone from the committee have or had made a complaint. If so, now was the time to communicate and address the situation. All above individual clearly stated that nobody had submitted a complaint and in fact the outside of the pub looked better than it was before. It is also noted in the minutes of the meeting that there were no objections to changes/planning. However, having performed further investigation and spoke to several people it has come to light that it was in fact [REDACTED] (Chipping Parish Council Clerk) who was asking to the council had planning permission been granted. This was confirmed by herself when she approached my husband on the morning of Friday 27<sup>th</sup> October 2023 outside our premises.

During the meeting [REDACTED] advised that he would assist in finding out what the council required to resolve these issues.

A further letter was received from [REDACTED] requesting a meeting, this was arranged October 2023.

I was advised that Planning Permission was to be submitted and if not, the window was to be re-instated as it previously was. It was also communicated that as the Tilly's resides in a



conversation area, all windows doors etc are to remain as they are.

We are not a listed building, nowhere on our deeds does it state this, nor have we ever been notified prior to this meeting that this was the case.

After this meeting we walked through the village and noted that there are several other houses/buildings that have PVC windows within the conservation area, our building also has a plastic window that was installed 2004 when we were originally here as tenants. No complaints have ever been received regarding this. Our question to the council is are these residents exempt from the conservation area and if not have they been informed to submit planning permission as well?

As a business and resident, we have communicated the on-going issue to our customers/friends and villagers. They as are we continue to be baffled as to why the council continue to pursue the box window being re-instated. Letters of support are included at the end of this letter.

Since January 2023 I have been admitted in and out off hospital due to the high levels of stress and anxiety with this situation.

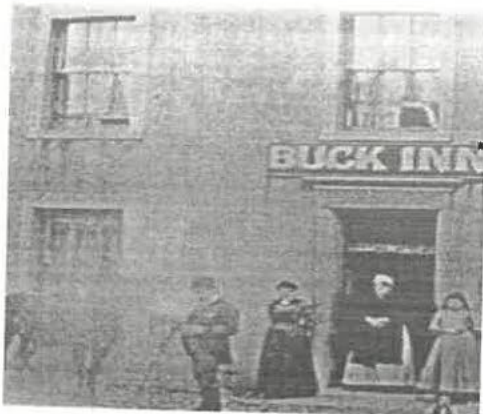
I re-iterate again the reason that for the box window being replaced was for Safety covering both inside and outside of the premises.

What is very clear is I feel we are being victimized for making this necessary safety change despite the change being kept in line with the style of the area.

We look forward to receiving your response in due course.

Yours faithfully  
Janet & Carl Watson

Picture No. 1



Picture No. 2



Picture 3



Picture 4. Low lorry very close to premises



Picture 4 – change



[REDACTED]

12/12/2022

12/12/2022

4th December 2022

Dear Lymm Valley Borough Council,

Re: Tilston Arms (Tilly's)

I wish to support the change that has been made to the upper front window of the building on <sup>Widley</sup> ~~Widley~~ Street.


It is a modification that adds security to the building, and it is a modification that adds security to the building.

In addition it is a modification that adds security to the building. It is a modification that adds security to the building, and it is a modification that adds security to the building.

I find it hard to see why there should be any reason to request it be subsequently modified and/or returned to its old state, and therefore object & urge action to see this done.

Yours,

[REDACTED]




Dear Sir or Madam

I would be grateful if you could note our views as residents in the same street of this historic village.

We consider the new windows to be in keeping with the style of the Tillotsons and the village as a whole. Indeed they are a significant improvement compared to the old windows. We would support a retrospective planning application in this matter

Regards



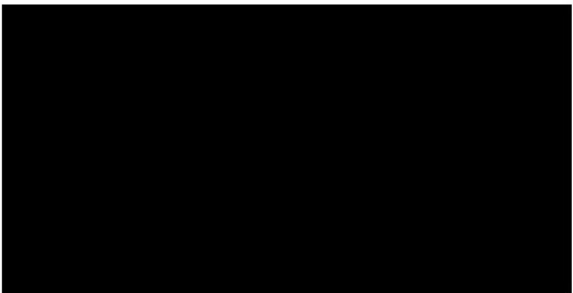
Dear Sir / Madam,

As a resident and a frequent supporter of the local businesses within Chipping village, I am disappointed that efforts to continually improve and develop the community are being thwarted by unnecessary and over-zealous bureaucracy.

It is our understanding that the recent restoration and improvement works being completed at the Tillotsons Arms on Talbot Street are being seen as inappropriate and 'not in keeping' with the village.

We totally disagree and see the current improvements as a natural evolution to a more modern frontage that not only blends into the existing structure but will provide the benefits of energy preservation.

We feel that in such a small community, village businesses (particularly the local public houses) should be encouraged and applauded for investing in improvement during such difficult times rather than being stifled by 'red tape'.





5<sup>th</sup> DECEMBER 2022

To Whomever it may concern,

I was astonished to hear that the recent renovation work taken place at The Tillotson's Arms, but a few doors away from me, has been ordered to be reversed by Ribbles Valley Planning.

What a disgrace. The place has been a bit of an eyesore in recent years, the colour scheme not in keeping with the obvious hazard to HGV's parking, an issue that has increased exponentially in the seven years I have lived in the village.

The 'new look' Tillotson's is a credit to the management, and far more in keeping with the village as it looks to be restored to it's original look before it was the Tillotson's, eg. The Buck many, many years ago. As a patron of the establishment, I commend the actions, and I'm sure I speak for many more who actually reside within the vicinity of the pub. I've heard nothing but resounding

traditional building for a portable public convenience, would keep their minds on their own business. It's yet another of these worryingly increasing PC brigade and their 'red tape'.

Yours faithfully

HM Land Registry  
Official copy of  
title plan

Title number **LA894923**  
Ordnance Survey map reference **SD6243SW**  
Scale **1:1250**  
Administrative area **Lancashire : Ribbles Valley**

