

**SUPPORTING DOCUMENTS TO SUPPORT
CHANGE OF USE PLANNING APPLICATION
OLD POST OFFICE, 3 CHURCH STREET, SLAIDBURN, LANCASHIRE, BB7 3ER**

This Document Consists Of:

- Introductory Statement
- Waste Management Plan Supporting Document
- Parking Supporting Document
- Biodiversity Net Gain Exemption Supporting Document
- Notice 1

Additional File Attachments

- Heritage Statement (pdf)
- Existing Elevation Plans and Floor Plan (pdf)
- Photograph Of Property – Exterior (jpeg)
- Photograph Of Property – Exterior Including Adjoining Building (jpeg)
- 1:2500 Location Plan (pdf)
- 1:200 Site Plan (pdf)
- Flood Map (pdf)

INTRODUCTORY STATEMENT

- **Business Name:** Lorikeet Studios Gallery
- **Proposal:** Change of use from residential accommodation (currently vacant) to retail gallery and art studio (small sized retail space).
- **Location:** Old Post Office, (ground floor) 3 Church Street, Slaidburn, Lancashire, BB7 3ER. The Old Post Office is located in the centre of the village.
- **Existing/Proposed Assigned Car Park Spaces Attached To Property:** Zero. There is no existing or proposed assigned car park spaces for this address.
- **Opening Hours:** The maximum operating hours will be anytime between 8.30 am – 4.30 pm (Monday to Sunday). Although the maximum opening hours of the retail gallery will be forecast to be approximately 10 am – 4.30 pm Monday – Friday and approximately 11 am – 4.30 pm Saturday and Sunday. Opening hours are dependent on the season, weather and employee availability.

History Of Old Post Office, 3 Church Street, Slaidburn, BB7 3ER

This site is a grade 2 listed building with English Heritage (listing number – 1362257). Originally a two storey building, 3 Church Street Slaidburn now consists of 1 room, 1 small hallway and 1 bathroom on the front half of the ground floor only. The rear half of the ground floor and the first floor belongs to the adjoining property - 1 Church Street. 1 Church Street Slaidburn is now vacant too and was previously leased by the Youth Hostel Association who vacated in June 2025.

According to the Slaidburn Archive, 3 Church Street was solely used originally as the post office within the village. There have been many different ways this property has diversified through the years. Records show it has also sold sweets before and during WW2, acted as a butchers and sold meat and operated as a general store. The post office moved out of this property to where it currently resides today (2 Church Street) in the mid 1990's.

A planning application made by the tenant of the Hark To Bounty was lodged in 1996 (application 3/1996/0673) to convert it to form accommodation for the Inn. The lease for the Hark To Bounty finished in October 2024 and since then, 3 Church Street has remained vacant.

Position Within Village

Currently, there are three properties within the centre of the village of Slaidburn that are vacant. These properties are the Hark To Bounty Inn, 1 Church Street Slaidburn (previously the Youth Hostel) and the Old Post office, 3 Church Street Slaidburn.

Directly opposite 3 Church Street is the Slaidburn Central Stores and Post Office. There are private residences close to the property. Within the village there is also a florist, furniture restorer, antique shop, café, village hall, GP surgery, church and primary school.

Business Summary and Goal

Primarily, the purpose for Lorikeet Studios Gallery is the retail gallery. The gallery will promote and showcase local artists and crafters from within (roughly) a 20 mile radius, my own artwork and Create Hodder members. I formed a collaborative called Create Hodder that promotes artists, craftspeople and makers from the Hodder Valley using the website, www.createhodder.co.uk. Showcasing Create Hodder members and local artists/makers is a particular priority, as creating a successful rural creative business is hard due to sparse population, distance from urban centres and mentor support.

Secondary to the retail side of the business, is my own art studio called Lorikeet Studios. This will be a section of the room that will allow myself to create my own artwork. I have been creating artwork since 2019, primarily landscapes and farming scenes in soft pastel drawings, lino prints and paintings. My website is www.lorikeetstudios.com.

Currently my website promotes my own artwork and products. My long-term aim for the website is to provide for online sales of all products from local suppliers within the gallery, as well as my own artwork. Thus, adding an additional revenue stream.

WASTE MANAGEMENT PLAN STATEMENT

Business Details

- **Business Name:** Lorikeet Studios Gallery
- **Location:** Old Post Office, 3 Church Street, Slaidburn, Lancashire, BB7 3ER
- **Responsible Person:** Karin Pinder (Business Owner)
- **Licensed Waste Carrier:** Ribble Valley Borough Council for waste collection (non-hazardous waste and recyclable only). A waste collection note will be completed prior to commencement and copies of the licenses and waste transfer notes will be kept for inspection. Any hazardous waste will be collected by a licensed waste carrier with the necessary waste collection notes. Hazardous waste will be kept to a minimum.

Waste Audit & Streams

- **Retail:** Cardboard packaging, plastic wraps, till receipts (thermal paper - often non-recyclable), product packaging, office use paper, general rubbish.
- **Studio:** Paper (sketching, printmaking), art supplies (inks, paints - potentially hazardous), packaging, general studio mess.
- **General:** Food/drink containers, tissues, etc.

Waste Identification and Segregation

A waste audit has identified the following waste streams. All waste is segregated at the source using clearly labelled bins to prevent contamination.

Waste Type	Source	Estimated Volume	Handling/Disposal Method	Storage Container
Paper/Cardboard	Packaging from deliveries, office use, marketing materials	Low/Medium	Reused for packaging for online deliveries. Any deemed unsuitable, will be recycled (dry mixed recycling or separate)	Designated internal cardboard bin (flattened boxes or ripped up for recycling)

Plastics	Product packaging, plastic wraps, single-use items	Low	Recycled (dry mixed recycling) or reused for online deliveries. Suppliers will be asked to package materials in recyclable materials)	Specified internal recycling bin
Glass	Damaged products, personal use items	Very Low	Unbroken jars will be reused for holding art materials or recycled (separate glass collection if available, or commingled)	Glass-specific internal recycling bin
General Waste (Residual)	Non-recyclable items, contaminated materials	Very Low	Sent for energy recovery or landfill (last resort)	Standard internal general waste bin
Hazardous Waste	Paints, solvents, inks,	Low	Stored safely, collected by specialist licensed carrier (approved by Ribble Valley Borough Council) with waste transfer note.	Secure, labelled hazardous waste container

The Waste Hierarchy & Targets

- **Prevention (Reduce):** Buy in bulk (reducing multiple packaging), encourage digital receipts, use reusable art materials. Request all suppliers of products to hand deliver their products and take home packaging.
- **Reuse:** Reuse cardboard boxes for storage/shipping of products as much as possible, repurpose scrap paper.

- **Recycle:** Segregate internally any paper/cardboard, and recycle plastics and glass (following local council rules for types).
- **Disposal:** General waste will be kept to a minimum (not using single use drink/food containers etc.).
- **Targets:** Aim to recycle or reuse 70-90% of waste within 6 months.

Segregation & Storage

- **Different Coloured Small Bins/Boxes:** Clearly labelled for:
 - Mixed Paper & Cardboard (clean).
 - Mixed Plastics (clean, rigid).
 - General Waste (non-recyclable, food waste).
 - A small, sealable container for hazardous items (inks, paints).
- **Location:** Designated, tidy corner for bins, away from public view if possible.

Collection Frequency & Disposal

- **Provider:** Contact and pay Ribble Valley for commercial waste services for collection services and use a licensed hazardous waste collection service.
- **Frequency:** Weekly or fortnightly for general waste (aim to keep volume low, reduce frequency and use when necessary). As needed for recycling (depending on volume).
- **Hazardous Waste:** Quarterly or annually collection, depending on accumulation.
- **Documentation:** Keep Waste Transfer Notes (WTNs) for all collected waste – essential for compliance.
- **Access:** The collection point, using sacks supplied by Ribble Valley Borough Council, is immediately outside of the building.

Objectives and Review

- **Goals:**
 - Reduce overall waste production by 70-90% in the first 6 months through careful consumption.
 - 100% of paper and cardboard is reused or recycled.

- **Monitoring and Review:** The responsible person will monitor waste volumes, costs, and performance against targets and conduct a formal plan review every six months to identify areas for improvement.
- **Training:** All staff will receive initial training on the waste management procedures and proper segregation, with refreshers as needed. The plan will be communicated clearly to all employees.

PARKING SUPPORTING STATEMENT

- **Business Name:** Lorikeet Studios Gallery
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Parking and Public Transport Available

- **Public Car Park:** There is a long stay car park in Slaidburn. This car park has 51 pay and display spaces, 2 spaces for coaches and 3 disabled spaces. It is approximately a 4 minute walk from 3 Church Street Slaidburn and is run by Ribble Valley Borough Council.
- **Bus Service:** There is also a regular bus service that runs from Clitheroe to Horton-In-Ribblesdale. The B11 bus is a Monday to Saturday bus service that operates between 7.30 am to 7.37 pm with services running roughly every 2 hours.

Parking Demand Assessment:

- **Employee Parking Demand:** There will be one employee (owner) who lives within walking distance and will not need transport. Any future employees to be encouraged to use public transport, walk or use public car park located close by.
- **Visitor Demand:** Modest visitor numbers are expected, typical for small retail. Customers will be encouraged to use the public car park and public transport via any marketing materials (website and brochure), keeping the use of any on-street parking to a minimum. Sustainable travel will be encouraged.
- **Delivery Parking Demand:**

Couriers: Opposite the Old Post Office, is the Slaidburn Central Stores and Post Office. Around half of the materials for the art studio are purchased in-person from local art suppliers. The rest of the materials needed will be arranged with

couriers (Royal Mail and Amazon) to be delivered to Slaidburn Central Stores and Post Office using the local collect service, thus ensuring a very low need for deliveries to the Old Post Office.

Suppliers: As all suppliers of products to the retail gallery will be local (within roughly 20 miles from the gallery), suppliers will be encouraged to use public transport or the nearby public car park. Use of any on-street parking will be discouraged to minimise any highway traffic congestion.

Impact Assessment: Given that the public car park is within a short walking distance and there is a regular bus service, it is estimated that the proposed retail gallery and art studio will have a low impact on highway congestion within the village of Slaidburn. Planning has been made for courier and supplier deliveries which will significantly reduce any impact on residential parking. Use of the public car park, bus service and car sharing will be encouraged on the business website and on any marketing materials. Operating hours will be conducted within daylight hours, to maximise allowance for the use of public transport. The retail gallery and art studio is a small business and is estimated to generate a low to moderate visitor volume.

BIODIVERSITY NET GAIN EXEMPTION STATEMENT

- **Business Name:** Lorikeet Studios Gallery
- **Proposal:** Change of use from residential accommodation (currently vacant) to retail gallery and art studio (small sized retail space).
- **Location:** Old Post Office, (ground floor) 3 Church Street, Slaidburn, Lancashire, BB7 3ER. The Old Post Office is located in the centre of the village.
- **Key Point For Exemption** Habitat free site

The Evidence:

- **Site:** The building is predominantly watershot sandstone. The ground floor windows have wooden mullions and transoms. This ground floor property is accessible from the front only. The side driveway and the rear exterior belongs to the adjoining property (1 Church Street, Slaidburn). The surrounding environment of 3 Church Street is made up entirely of cobbles with a tarmacked road beyond the tarmac directly in front.
- **Photo:** There are two exterior photographs adjoining this supporting document, as separate jpegs.
- **De Minimis Exemption That Applies:**

The Biodiversity Gain Requirements (Exemptions) Regulations 2024

4.- (1) The biodiversity gain planning condition does not apply in relation to planning permission for development which meets the first and second conditions.

(2) The first condition is that the development does not impact an onsite priority habitat.

(3) The second condition is that the development impacts—

2(a) less than 25 square metres of onsite habitat that has biodiversity value greater than zero; and

2(b) less than 5 metres in length of onsite linear habitat.

Improvements That Can Be Made

- Even if exempt, this planning application acknowledges the need to support local wildlife. Plants with flowers will be added to the front to help encourage local wildlife.

Town and Country Planning (Development Management Procedure) (England) Order 2015 NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION

(Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)

Proposed development at:

Name or flat number	OLD POST OFFICE
Property number or name	3
Street	CHURCH STREET
Locality	SLAIDBURN
Town	CLITHEROE
County	LANCASHIRE
Postal town	CLITHEROE
Postcode	BB73ER

Take notice that application is being made by:

Organisation name				
Applicant name	Title	MRS	Forename	KARIN
	Surname	PINDER		

For planning permission to:

Description of proposed development

CHANGE OF USE FROM DISUSED RESIDENTIAL ACCOMMODATION TO RETAIL GALLERY AND ART STUDIO

Local Planning Authority to whom the application is being submitted:

RIBBLE VALLEY BOROUGH COUNCIL

Local Planning Authority address:

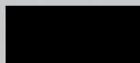
COUNCIL OFFICES,
CHURCH WALK,
CLITHEROE LANCASHIRE BB7 2RA

Any owner of the land or tenant who wishes to make representations about this application, should write to the council within 21 days of the date of this notice.

Signatory:

Signatory	Title	MRS	Forename	KARIN
	Surname	PINDER		

Signature



Date (dd-mm-yyyy)

15-12-2025

Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.

'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Once completed this form needs to be served on the owner(s) or tenant(s)

Print Form