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REGISTRY

PLANNING APPEAL FORM

If you need this document in large print, in audio format or in Braille, please contact our helpline on 0303 444 5000. To help you fill in this form correctly please refer to the enclosed guidance leaflet "How to complete your planning appeal form".

WARNING: The appeal and essential supporting documents must reach the Inspectorate within the appeal period. If your appeal and essential supporting documents are not received in time we will not accept the appeal.

PLEASE PRINT CLEARLY IN CAPITALS USING **BLACK** INK

A. APPELLANT DETAILS See section A of the guidance leaflet. The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Company/Group name (if applicable)

Address

 Postcode

Daytime phone Fax

I prefer to be contacted by Post Email*

*Email address

B. AGENT DETAILS (IF ANY) FOR THE APPEAL See section B of the guidance leaflet.

Name

Company/Group name (if applicable)

Address

 Postcode

Your reference

Daytime phone Fax

I prefer to be contacted by Post Email*

*Email address

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

See section C of the guidance leaflet.

Name of the LPA **RIBBLE VALLEY COUNCIL**

LPA's application reference number **320170220P**

Date of the application **20 02 2017**

Did the LPA validate and register your application? Yes No

Date of the LPA's decision notice **03 04 2017**

D. APPEAL SITE ADDRESS

See section D of the guidance leaflet.

Address **2A**
WHITTINGHAM ROAD
LONELIDGE Postcode **PR3 2AA**

Note: Failure to provide the full postcode may delay the processing of your appeal

Please answer the questions below:

- 1 Is the appeal site within a Green Belt? Yes No
- 2 Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? If yes, please describe them on a separate sheet. Yes No

E. DESCRIPTION OF THE DEVELOPMENT

See section E of the guidance leaflet.

Has the description of the development changed from that on the application form? Yes No

FULL CONSENT FOR CHANGE OF USE
FROM SHOP TO FOOD TAKEAWAY

Area of the whole appeal site (i.e. the boundary) in hectares

Area of floor space of proposed development in square metres **42**Does the proposal include demolition of non - listed buildings within a conservation area? Yes No **F. REASON FOR THE APPEAL**

See section F of the guidance leaflet.

The reason for this appeal is that the LPA has (please tick which applies):

- 1 Refused planning permission for the development described in Section E. 1
- 2 Refused permission to vary a condition(s) 2
- 3 Refused prior approval of permitted development rights 3
- 4 Granted planning permission for the development subject to conditions to which you object 4
- 5 Refused approval of the matters reserved under an outline planning permission 5
- 6 Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object 6
- 7 Refused to approve any matter required by a condition on a previous planning permission (other than those above) 7
- 8 Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval 8
9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation 9

G. CHOICE OF PROCEDURE

It is important that you read carefully section G of the guidance leaflet before you complete this section.

There are 3 possible procedures:- written representations, hearings and inquiries. You should consider carefully which method suits your circumstances before selecting your preferred option by ticking the box.

1 THE WRITTEN REPRESENTATIONS PROCEDURE

W *

This is normally the quickest and most straightforward way of making an appeal. The written procedure is suited to the vast majority of appeals.

* a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes No

b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? If so, please explain below or on a separate sheet. Yes No

2 THE HEARING PROCEDURE

H ♦

This procedure is likely to be suited to more complicated cases which require detailed discussion about the merits of a proposal. Although you may indicate a preference for a hearing, the Inspectorate must also consider that your appeal is suitable for this procedure. If you are proposing that this appeal follows the hearing procedure you must submit a draft statement of common ground. You must give detailed reasons below or on a separate sheet why you think a hearing is necessary.

♦ If the hearing procedure is considered suitable we will seek details of your availability when sending the appeal start letter.

a) Is there any further information relevant to the hearing which you need to tell us about? If yes please explain below. Yes No

3 THE INQUIRY PROCEDURE

I ▲

This is the most formal of the procedures. Although you may indicate a preference for an inquiry the Inspectorate must also consider that your appeal is suitable for this procedure. You are required to provide information concerning the number of witnesses and the length of time they need to give their evidence. If you are proposing that this appeal follows the inquiry procedure you must submit a draft statement of common ground. You must give detailed reasons below or on a separate sheet why you think an inquiry is necessary.

▲ a) How many witnesses do you intend to call? No. of witnesses

b) How long do they need to give their evidence?

c) How long do you estimate the inquiry will last? No. of days

(Note: We will take this into consideration, but please bear in mind that our estimate will also be informed by others' advice and our own assessment.)

G. CHOICE OF PROCEDURE (continued)

◆ If the inquiry procedure is considered suitable we will seek details of your availability when sending the appeal start letter.

d) Is there any further information relevant to the inquiry which you need to tell us about? If so, please explain below.

Yes No

H. FULL STATEMENT OF CASE

See section H of the guidance leaflet to help you decide what to include in your full statement of case.

There is no further opportunity to add to your statement of case at a later stage.

Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal?

Yes No

Have you made a costs application with this appeal?

Yes No

H. FULL STATEMENT OF CASE (continued)

PLEASE SEE SEPERATE SHEET.

Please continue on a separate sheet if necessary

I. (part one) APPEAL SITE OWNERSHIP DETAILS

This must be completed for all appeals. See section I of the guidance leaflet.

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s) and be sure that you have told them that you have made an appeal.

You must tick below which of the "certificates" applies.

Please tick **ONE** box only ✓

If you are the sole owner of the whole appeal site, certificate A will apply:

CERTIFICATE A

A

I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner of any part of the land to which the appeal relates:

OR

CERTIFICATE B

B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

Owner's name

Address at which the notice was served

Date the notice was served (this must be within the last 21 days)

DAVID HOLLINGWORTH

23 RISEDALE DRIVE

08 06 2017

LONGBRIDGE

PL3 35B

OR

C/D

CERTIFICATES C & D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D in the guidance leaflet and attach it to the appeal form.

I. (part two) AGRICULTURAL HOLDINGS CERTIFICATE

This must be completed for all appeals. See section I of the guidance leaflet.

We need to know whether the appeal site forms part of an agricultural holding.

Please tick either (a) or (b).

Please tick **ONE** box only ✓

a) None of the land to which the appeal relates is, or is part of, an agricultural holding:

A

OR

b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates as listed below:

B

Please note: If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under "Tenant's name".

Tenant's name

Address at which the notice was served

Date the notice was served (this must be within the last 21 days)

J. ESSENTIAL SUPPORTING DOCUMENTS

See section J of the guidance leaflet.

If we do not receive ALL your appeal documents by the end of the appeal period we will not accept your appeal.

You must send the documents listed 1-6 below with your appeal form. Please tick the boxes to show which documents you are enclosing.

- | | | | |
|---|---|---|-------------------------------------|
| 1 | A copy of the planning application sent to the LPA. | 1 | <input checked="" type="checkbox"/> |
| 2 | A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (this is usually part of the LPA's planning application form). | 2 | <input checked="" type="checkbox"/> |
| 3 | A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application. | 3 | <input checked="" type="checkbox"/> |
| 4 | A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue. | 4 | <input checked="" type="checkbox"/> |
| 5 | Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
Please number them clearly and list the numbers here or on a separate sheet. | 5 | <input checked="" type="checkbox"/> |

- | | | | |
|---|---|---|-------------------------------------|
| 6 | Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes). Please number them clearly and list the numbers here or on a separate sheet. | 6 | <input checked="" type="checkbox"/> |
|---|---|---|-------------------------------------|

You must send copies of the following, if appropriate:

- | | | | |
|---|---|---|-------------------------------------|
| 7 | A copy of the design and access statement sent to the LPA (if required). | 7 | <input type="checkbox"/> |
| 8 | A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure. | 8 | <input type="checkbox"/> |
| 9 | Additional plans, drawings or documents relating to the application but not previously seen by the LPA . Acceptance of these will be at the Inspector's discretion. | 9 | <input checked="" type="checkbox"/> |

Please number them clearly and list the numbers here or on a separate sheet:

- | | | | |
|----|--|-----|--------------------------|
| 10 | Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements. | 10 | <input type="checkbox"/> |
| 11 | If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission , please enclose:
a) the relevant outline application;
b) all plans sent at outline application stage;
c) the original outline planning permission. | 11a | <input type="checkbox"/> |
| | | 11b | <input type="checkbox"/> |
| | | 11c | <input type="checkbox"/> |
| 12 | If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition , we must have a copy of the original permission with the condition attached. | 12 | <input type="checkbox"/> |
| 13 | A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). | 13 | <input type="checkbox"/> |
| 14 | If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over the local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application | 14 | <input type="checkbox"/> |

K. OTHER APPEALS

See section K of the guidance leaflet.

If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.

L. CHECK SIGN AND DATE

See section L of the guidance leaflet.

Please tick the boxes to confirm that the following actions have been carried out

1 I have completed all sections of the form and the details of the ownership (sections I one and two) are correct to the best of my knowledge.

2 I have enclosed **all** the essential supporting documents listed in section J.

3 I have sent a copy of this appeal form and relevant documents to the LPA (if you do not we will not normally accept your appeal).

4 I have signed and dated the form (*unsigned forms will be returned to you*).

Signature ..

[Redacted Signature]

Date. 13/06/17

Name (in capitals)

SHANAZ AZIZ

On behalf of (if applicable)



The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found in the guidance leaflet.

M. NOW SEND

Remember, it is your responsibility to make sure that we **RECEIVE** your appeal form and **ALL** supporting documents within the time limit. See section M of the guidance leaflet

Send **THIS** form (not a photocopy of it) to us at:

Initial Appeals
Temple Quay House
2 The Square
BRISTOL
BS1 6PN

Helpline: 0303 444 5000

Send a copy to the LPA

Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again; send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

You may wish to keep a copy of the completed form for your records

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

Date: 31/05/2017

To the planning Inspectorate,

I am lodging this appeal in the light of the objection that has been raised by David bloomer.

Firstly I would like to respond to the points raised by Mr bloomer

Mr Bloomer raised a point that the shop is situated in close proximity to a roundabout and that there have been 2 accidents where pedestrians have crossed in between parked cars. I accept that the shop is situated near a roundabout,

2a Whittingham Road has never had any issues with parking in its entire history approximately 45 years trading history from the row of shops (Mr David Hollingsworth land lord of the premises) has confirmed that with me.

Also for the last 30 of the 32 years the shop has been a coffee/takeaway trading during daytime hours so why the objection now.

My proposed application would be for the evening time trading hours, when traffic will be at it's lightest. By trading at these times (4pm-11pm) I will not be adding to the accumulative traffic, especially when 3 out of the 4 neighbouring shops would have finished trading.

The other point Mr Bloomer raised was around the contravention of existing waiting times restrictions on Whittingham Road as well as the potential to impede movement.

Firstly on that point there is no restrictions on waiting times on Whittingham Road.

I presume anybody can open a dry goods retail shop without a planning permission. Such as a post office, grocery shop, barbers shop, off licence shop and many more. Each business could be busier than my proposed shop and would rely on 100% in shop trade. My business is 30% shop trade and 70% delivery business in partnership with JUSTEAT.CO.UK

Any other orders would have to be pre ordered to collect, which would have to be ordered prior to collection. All of this would reduce the customer parking and waiting time. Another point I would like to add is the parking availability.

Whittingham road has plenty of off street parking such as Chatburn Road, Lee Street, Trent Street, and Blackpool Road and even more on Derby Road. All of which is within 1 to 3 minutes of walking distance away from the shop. I would ensure I display signs on the outside of my premises clearly stating that no parking allowed at anytime on the forecourt and in the unlikely event if any of my customers did park on the forecourt, I would ask them kindly to park on the near by street.

Further down from Whittingham Road there is a housing estate being developed, at the former Riding garage. Part of the development plans is to add a zebra crossing onto Derby Road 30/40 meters to the west of the shops, this will help pedestrians cross the road better and better visibility for the drivers on the road for pedestrian crossing.

As well as crossing splitters for the each side of the round about for pedestrian crossing.

All three of the other business owners on the same row, the landlord and me are questioning Mr Bloomer's points. No business could open in the vacant shop, because anybody who would trade from these premises would rely on customers to come to the shop and he would argue the same points.

Longridge is developing currently with many more developments to go up, this is an area, which has needs, and room for such business as population and housing grows.

Furthermore I would like to create at least 4 jobs for the local community to apply for at my shop.

I have been working in the fast food industry for the past 10 years. I understand customer service, food hygiene and all the food regulations. I believe that at 2a Whittingham Road I have an opportunity to open a new modern day fast-food business, in which I will make fresh grilled food and milkshakes. I am a hard working individual who is married with 3 kids. I have a mortgage and have responsibilities. Me and my husband believe we can run this as a family business with same values. I have spent hard earned money on applying for planning permissions and various surveys and would like to take this dream of mine forward. I hope all my points in this statement answer to Mr Bloomer's points.

I would love to answer or provide and other information you require.

Last but not least thank you for reading my statement .

Your sincerely

Mrs Shanaz Aziz

49 Bridgewater Drive
Blackburn
Lancashire
BB1 5AJ

07908024379