



The Planning Inspectorate

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Bristol, BS1 6PN

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Miss L Blatchford
Ribbles Valley Borough Council
Development Department
Council Offices
Church Walk
Clitheroe
Lancs
BB7 2RA

Your Ref: 3/2012/0842
Our Ref: APP/T2350/A/12/2189415/NWF
Date: 7 January 2013

Dear Miss Blatchford

**Town and Country Planning Act 1990
Appeal by Paddy Power Plc
Site at 10 Market Place, Clitheroe, BB7 2DA**

I have received appeal forms and documents for this site. I am the case officer, if you have any questions, please contact me.

I have checked the papers and confirm that the appeal is valid. If I later find out that this is not the case, I will write to you again.

The procedure and starting date

The appellant has requested the written representations procedure. We have applied the criteria and considered all representations received, including the appellant's preferred choice. We consider that the written representations procedure is suitable and we intend to determine this appeal by this procedure.

The date of this letter is the **starting date** for the appeal.

Sending documents to us and looking at the appeal

If you post your documents, please:

- send one copy of the questionnaire and its supporting documents;
- send two copies of other documents as specified below;
- put the full appeal reference number on each copy.

If you email them to the email address above please quote the full appeal reference number. Guidance on communicating with us electronically can be found in GPA Note 06, which is available from:

www.planningportal.gov.uk/planning/appeals/planningappeals.



You can look at this case using the Planning Casework Service www.pcs.planningportal.gov.uk/pcsportal/casereport.asp by typing in the appeal reference number and clicking on "Search for Cases".

Keeping to the timetable

You must keep to the timetable set out below and make sure that you send us the relevant documents within these deadlines. This will mean that we can deal with this appeal promptly and fairly. If you do not send us the relevant documents in time, the Inspector will not normally look at them and we will return them to you unless there are exceptional reasons for accepting them. Inspectors will not accept any documents from you or discuss the appeal at the site visit. Also, Inspectors will not delay their decision to wait for any such documents. You must note the details of the following timetable because we will not send any reminders.

The following documents must be sent within this timetable.

By 21 January 2013

You must notify any person who was notified or consulted about the application in accordance with the Act or a development order and any other interested persons who made representations to you about the application, that the appeal has been made. You should tell them:-

- i) that any comments they made at application stage will be sent to me and the appellant and will be considered by the Inspector (unless they withdraw them within the 6 week deadline). If they want to make any additional comments they must submit 3 copies within 6 weeks of the starting date, **by 18 February 2013**. If comments are submitted after the deadline, the Inspector will not normally look at them and they will be returned;
- ii) when and where the appeal documents will be available for inspection;
- iii) that the Planning Inspectorate will not acknowledge representations. We will, however, ensure that letters received by the deadline are passed on to the Inspector dealing with the appeal;
- iv) that they can get a copy of our booklet 'Guide to taking part in planning appeals proceeding by written representations' either free of charge from you or on your website, or on the Planning Portal (www.planningportal.gov.uk); and
- v) that the decision will be published on the Planning Portal.

You must send a copy of a completed appeal questionnaire and supporting documents, including relevant development plan policies, a copy of your notification letter and a list of those notified to the appellant and me. You have the opportunity to state your preferred choice of procedure by answering Question 1 of the appeal questionnaire.

By 18 February 2013

Please send me 2 copies of your statement if the appeal questionnaire does not give full details of your case. The appellant must send 2 copies of any statement to me if they need to add details to the case made in their grounds of appeal. I will send a copy of your statement to the appellant and send you a copy of their statement. Please include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. I will send you and the appellant a copy of any comments sent by interested people or organisations.

By 11 March 2013

You and the appellant must submit 2 copies of any final comments you and they have on each other's statement and on any comments from interested persons or organisations. You must not send your final comments instead of, or to add to your statement. No new evidence is allowed at this stage. I will send you a copy of the appellant's final comments at the appropriate time.

Site visit

We will arrange for one of our Inspectors to visit the appeal site. If it is decided that the Inspector should be accompanied by the main parties, we will send you details of these arrangements nearer the time. If, however, an unaccompanied site visit can be made you will **not** be informed in advance and the Inspector should not be approached should you happen to observe him/her whilst he/she is conducting the site visit. If you were to do so the Inspector would of course identify him or herself but would not be able to engage in conversation with you at that time.

Withdrawing the appeal

If you hear that the appeal is to be withdrawn, please telephone me immediately. If I receive written confirmation of this from the appellant, I will write to you.

Costs

The appellant has been directed to our advice pamphlet '*Costs awards in planning appeals*'. You should also be aware that costs may be awarded to either party.

Planning obligations - section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land' or a legally binding undertaking signed unilaterally by a person 'interested in the land'. If you intend to submit a planning obligation you must read the guidance provided in GPA Note 16, which is available from:

www.planningportal.gov.uk/planning/appeals/planningappeals. A certified copy must be submitted to me no later than 9 weeks from the date of this letter.

Further information

Further information about the appeals process can be found in our Good Practice Advice Notes. These notes can be accessed at: www.planningportal.gov.uk/pcs or you can contact me if you want a hard copy of any of the notes. Advice on producing statements is in GPA Note 07. I recommend that you read the relevant guidance.

Yours sincerely

Nicholas Patch

The Planning Inspectorate

For official use only
(Date received)

13-Dec-2012 16:12

PLANNING APPEAL FORM (Online Version)

To help you fill in this form correctly, please refer to the 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.**

APPEAL REFERENCE: **APP/T2350/A/12/2189415**

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name Paddy Power Plc (Paddy Power)

Address C/O Agent

Phone no.

Fax no.

Postcode

E-mail

Please confirm how you wish to correspond with us: Electronically, via the email address specified above.
On paper, by post. ☒

B. AGENT DETAILS FOR THE APPEAL (if any)

Name Mr P Tunstall (JWPC Ltd)

Address White Cross
JWPC Ltd
Waterview
Lancaster
Lancashire

Your reference PT/12/L/058

Phone no. 01524 599980

Fax no.

Postcode LA1 4XS

E-mail ptunstall@jwpc.co.uk

Please confirm how you wish to correspond with us: Electronically, via the email address specified above.
On paper, by post. ☒

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA Ribble Valley Borough Council

LPA's reference number 3/2012/0842

Date of the planning application 14 Sep 2012

Date of the LPA's decision (if issued) 16 Nov 2012

D. APPEAL SITE ADDRESS

Address Whitesides Bakery
10 Market Place
CLITHEROE
Lancashire

Postcode BB7 2DA

Grid Reference: Easting: 03744135 Northing: 04418923

Is the appeal site within a Green Belt? YES NO ☒

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? YES NO ☒

E. DESCRIPTION OF THE DEVELOPMENT

Size of the whole appeal site
(in hectares)

0.02

Area of floor space of proposed development
(in square metres)

161

Has the description of the development changed from that stated on the application form?

YES ☒ NO

If YES, please state below the revised wording, and enclose a copy of the LPA's agreement to the change.

Proposed change of use from Bakery (Class A1) to Betting Shop (Class A2) including alterations to shop front. Includes erection of 3 x 900mm satellite dishes to roof of grounds floor rear outrigger.

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:-

Please tick one box only ☒

- 1 Refuse planning permission for the development described on the application form or in Section E. ☒
- 2 Grant planning permission for the development subject to conditions to which you object.
- 3 Refuse approval of the matters reserved under an outline planning permission.
- 4 Grant approval of the matters reserved under an outline planning permission subject to conditions to which you object.
- 5 Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above).

or

- 6 Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval.

G. CHOICE OF PROCEDURE

There are 3 possible choices:- 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

This is normally the simplest, quickest and most straightforward way of making an appeal. The written procedure is particularly suited to small-scale developments (e.g. individual houses or small groups of houses; appeals against conditions or changes of use).

- | | | |
|---|---|-----------------------------|
| 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? | YES ☒ | NO ☐ |

If so, please explain below or on a separate sheet.

The rear yard area is private and requires access

2. THE HEARING PROCEDURE

This procedure is likely to be suited to more complicated cases which require detailed discussion about the merits of a proposal. At the hearing the Inspector will lead a discussion on the matters already presented in the written statements and supporting documents. Although you may indicate a preference for a hearing, the Inspectorate must also consider that your appeal is suitable for this procedure. You must give detailed reasons below or on a separate document why you think a hearing is necessary.

Please answer the question below.

- | | | |
|--|------------------------------|-----------------------------|
| a) Is there any further information relevant to the hearing which you need to tell us about? If so please explain below. | YES ☐ | NO ☐ |
|--|------------------------------|-----------------------------|

3. THE INQUIRY PROCEDURE

This is the most formal of procedures. Although you may indicate a preference for an inquiry the Inspectorate must also consider that your appeal is suitable for this procedure. You must give detailed reasons below or in a separate document why you think an inquiry is necessary.

- | | | | |
|----|--|------------------|----|
| a) | How long do you estimate the inquiry will last?
(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.) | No. of days | |
| b) | How many witnesses do you intend to call? | No. of witnesses | |
| c) | Is there any further information relevant to the inquiry which you need to tell us about? If so, please explain below.
Please continue on a separate sheet if necessary. | YES | NO |

H. GROUNDS OF APPEAL

Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? YES NO ☒

** See separate documents **

H. GROUNDS OF APPEAL (continued)

I. (part one) APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeals site. If you do not own the appeal site or only own 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 WHICH OF THE CERTIFICATES APPLIES.**

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

Please tick **one** box only ✓

CERTIFICATE 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

I certify that the appellant (or the agent) has given the requisite notice (see the *Guidance Notes*) to every one 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
--------------	--	----------------------------

Alfred Ambrose Veevers,	26 Meadow View, Clitheroe, Lancashire, BB7 2N	13 Dec 2012
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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

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

Please tick either (a) or (b).

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

OR

(b)(i) The appeal site is, or is part of an agricultural holding, and the appellant is the sole agricultural tenant: ✓

(b)(ii) 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:

Tenant's name	Address at which the notice was served	Date the notice was served
---------------	--	----------------------------

Details of additional tenants

J. ESSENTIAL SUPPORTING DOCUMENTS

You **must** send the documents listed 1-7 below with your appeal form.
Please tick the boxes to show which documents you are enclosing.

- 1 A copy of the original **planning application** sent to the LPA. ✓
- 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). ✓
- 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. ✓
- 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. ✓
- 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: ✓
- 6 Copies of all **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:
- 7 A copy of the **design and access statement** sent to the LPA (if required) ✓

You must send copies of the following, if appropriate:

- 8 Additional plans, drawings or documents relating to the application but **not previously seen by the LPA**. Please number them clearly and list the numbers here or on a separate sheet: ✓
- 9 Any relevant **correspondence** with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements. : ✓
- 10 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.
- 11 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 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).

K OTHER APPEALS

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

(All supporting documents must be received by us within the time limit)

I confirm that I have sent a copy of this appeal form and relevant documents to the LPA (*if you do not your appeal will not normally be accepted*).

I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature

Date 13 December 2012

Name (in capitals) Mr P Tunstall

On behalf of (if applicable) Paddy Power Plc

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

• 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.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. If forwarding the documents by email, please send to appeals@pins.gsi.gov.uk. If posting, please enclose the section of the form that lists the supporting documents and send it to PO Box 2606, Bristol, BS1 9AY.

You will not be sent any further reminders.

Please ensure that anything you do send by post or email is clearly marked with the reference number:

APP/T2350/A/12/2189415

Please ensure that a copy of your appeal form and any supporting documents are sent to the local planning authority.

* The Documents Listed Below Were Uploaded With The Appeal Form *

===== DESCRIPTION OF THE DEVELOPMENT =====

TITLE: LPA's Agreement to the change
DESCRIPTION: LPA's Agreement to the change
FILENAME: ack letter.pdf

===== GROUNDS OF APPEAL =====

TITLE: Grounds of Appeal 1
DESCRIPTION: Grounds of appeal
FILENAME: Grounds of Appeal 10 Market Place clitheroe.pdf

===== ESSENTIAL SUPPORTING DOCUMENTS =====

TITLE: 01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Application Forms
FILENAME: PrintPDFFormServlet with amendments 21Sep2012.pdf

TITLE: 02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (these are usually part of the LPA's planning application form).
DESCRIPTION: Certificates
FILENAME: PrintPDFFormServlet with amendments 21Sep2012.pdf

TITLE: 03. 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.
DESCRIPTION: Decision Notice
FILENAME: Decision Notice.pdf

TITLE: 04. 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 th
DESCRIPTION: Site Plan
FILENAME: Clitheroe - Location Plan.pdf

TITLE: 05. 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.
DESCRIPTION: Survey Drawing

Continued on Supplementary Sheet

SUPPLEMENTARY SHEET

Appeal Documents (continued)

FILENAME: Clitheroe - 01 Survey Drawing.pdf

TITLE: 05. 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.

DESCRIPTION: Proposed Scheme Rev C

FILENAME: Clitheroe - 02 Proposed Scheme - revC.pdf.pdf

TITLE: 05. 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.

DESCRIPTION: Heritage Statement

FILENAME: Heritage Asset Statement.pdf

TITLE: 05i. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

DESCRIPTION: Document submitted with the ap

FILENAME: Documents List all plans and documents.pdf

TITLE: 07. A copy of the design and access statement sent to the LPA (if required).

DESCRIPTION: Planning, Design and Access St

FILENAME: Market Place Planning Support Statement final.pdf

TITLE: 08. 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.

DESCRIPTION: Proposed Scheme Rev D

FILENAME: Clitheroe - 02 Proposed Scheme - revD.pdf

TITLE: 08i. Please provide a list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.

DESCRIPTION: New Plans list

FILENAME: Documents List plans not seen by LPA.pdf

TITLE: 09. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.

DESCRIPTION: Correspondence with LPA

FILENAME: LPA correspondence.pdf

Grounds of Appeal

10 Market Place, Clitheroe, Lancashire, BB7 2DA

- This appeal is lodged against the decision of Ribbles Valley Borough Council refuse planning permission for the change of use of 10 Market Place, Clitheroe from a bakery (Class A1 with ancillary B1) to a Betting Shop (Class A2). The unit has lain vacant since February 2012 and no other offers were received by the site owners. Paddy Power intend to occupy the premises, should this appeal be successful. In parallel with this application, an application for advertisement consent was submitted and has subsequently been granted (LPA Ref: 3/2012/0842).
- Planning permission has been refused on two grounds relating to the two separate but related elements of the application. Firstly, the principle of the material change of use is considered by the Council to be contrary to Development Plan policy and that no exceptional circumstances have been advanced to justify the proposal. Secondly, the replacement shop front is considered by the Council to be harmful to the property and the Clitheroe Conservation Area and that there are 'no public benefits to the proposal that would outweigh the harm'.
- The appellants will contend both these reasons for refusal through their Appeal Statement under the Written Representation procedures. They will demonstrate that the weight that should be afforded to adopted Local Plan policies and the Proposals Map (adopted in 1998) is limited in light of the advice in Annex 1 of NPPF and that very little material weight can be attached to the emerging Core Strategy. Notwithstanding this, they will demonstrate that the proposed use would not be harmful to the character of the premises or the wider Conservation Area as the use would not result in a loss of 'traditional shop window displays' or create a 'dead frontage'. Indeed, in comparison to other uses permitted under Policy S3 (namely 'use for the sale of food or drink for consumption on the premises') that the impact upon the visual amenities of the area would be positive. The proposed opening hours of 8am to 10pm would result in a constant daytime and evening flow of trade into the shop.
- In the Delegated Report for this decision the officer is of the misapprehension that 'pedestrians do not see into the unit'. The submitted plans do not show that the windows would be obscured with 'backboards' in the manner that betting shops were laid out prior to current legislation. Examples of other Paddy Power units will be provided to allow the Inspector to assess this impact.
- The appellants note that the Council has not expressly referred to the impact of the proposal upon the retail function of this Principal Shopping Frontage and this is considered as an acceptance by the Council that the use would have a positive impact upon the vitality and viability of the Principal Shopping Frontage – particularly as the appeal site current makes no contribution.

- Contrary to the Council's assertions, the appellants will demonstrate that there is evidence that the unit has been marketed and no Class A1 use offers have come forward. The only firm interest in the site was from a non-A1 use. Given the existence of other vacant and available retail uses within the Principal Shopping Frontage, it is no reasonable to assert that the change of use from A1 to A2 of this unit will force retail uses onto secondary streets and the vitality of the town would not be harmed.
- Whilst issues of amenity haven't been advanced within the reason for refusal, it is a material planning consideration that the appellants have recently secured a Betting Premises License which has been issued by Ribble Valley Borough Council.
- The shop front proposal that was determined was designed to comply with Building Regulations requirements and advice had been sought by the appellants on this matter from an Approved Building Inspector. The existing shop front does not comply with the Regulations or the Disability Discrimination Act 1995 given the large step impedes access for those who are mobility impaired. Reducing the height between pavement and internal floor can be best achieved by moving the door to the opposite side of the unit – thus minimizing the length the door must be recessed. The existing shop front is not 'traditional'. It has a flush opening with double doors and large glazing pane that sits about a short plinth with no stall riser. Whilst the recession of a significant part of the shop front is not an ideal solution, it is the only reasonable practical solution that will secure Building Regulations approval.
- The Council regrettably only raised issues over the shopfront design at a late stage of the application. Having reflected on the decision of the Council and Reason for Refusal No. 2 in particular, the appellants have considered alternative ways on maximising the amount of shopfront that reducing the amount of frontage that would be recessed. They therefore propose to submit with this appeal an amended drawing that shows a window extending to the right hand side of the central pillar in the frontage before it 'returns' to provide the necessary recessed doorway. The appellants respectfully request that this drawing (2012/55/02 Revision D) is considered by the Inspector as part of the appeal proposal and supersedes 2012/55/02 Revision C.
- The appellants worked with the Council (at a late stage of the application) to significantly improve the shopfront design and this would represent a marked improvement over the existing appearance. For example, a taller stall riser was introduced; the proposed hanging sign would be lower than existing; and a more traditional limewash render proposed. Together with the re-designed shopfront these, changes would enhance the character and appearance of this Building of Townscape Merit and the wider Conservation Area. As such the second reason for refusal is flawed.



10 MARKET PLACE, CLITHEROE, LANCASHIRE, BB7 2DA

**PROPOSED CHANGE OF USE FROM BAKERY (CLASS A1) TO BETTING SHOP (CLASS A2) WITH
ALTERATIONS.**

ESSENTIAL SUPPORTING DOCUMENTS

**05i A list of all plans, drawings and documents (stating drawing numbers) submitted with
the application to the LPA.**

1. Site Location Plan
2. Survey Drawing (Dwg Ref: 2012/55/01);
3. Proposed Scheme – Plans and Elevations (Dwg Ref: 2012/55/02 Revision C)
4. Heritage Asset Statement
5. Planning, Design and Access Statement



10 MARKET PLACE, CLITHEROE, LANCASHIRE, BB7 2DA

**PROPOSED CHANGE OF USE FROM BAKERY (CLASS A1) TO BETTING SHOP (CLASS A2) WITH
ALTERATIONS.**

ESSENTIAL SUPPORTING DOCUMENTS

**05i A list of all plans, drawings and documents (stating drawing numbers) submitted with
the application to the LPA.**

1. Site Location Plan
2. Survey Drawing (Dwg Ref: 2012/55/01);
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4. Heritage Asset Statement
5. Planning, Design and Access Statement



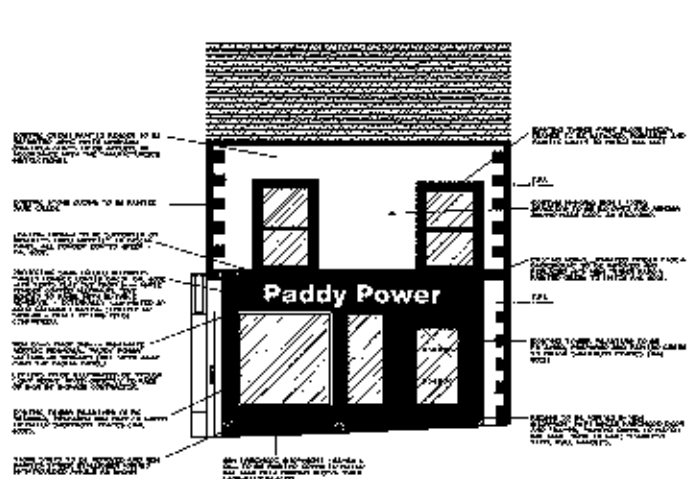
LAND TO REAR OF HAZELMERE, PIMLICO ROAD, CLITHEROE, BB7 2AG

**PROPOSED ERECTION OF THREE DWELLINGS WITH ASSOCIATED VEHICULAR ACCESS AND
LANDSCAPING**

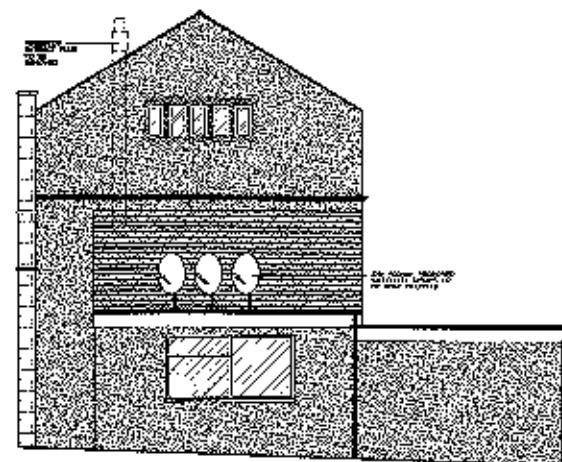
ADDITIONAL SUPPORTING DOCUMENTS

**08i. Please provide a list of all plans and drawings (stating drawing numbers) submitted
but not previously seen by the LPA**

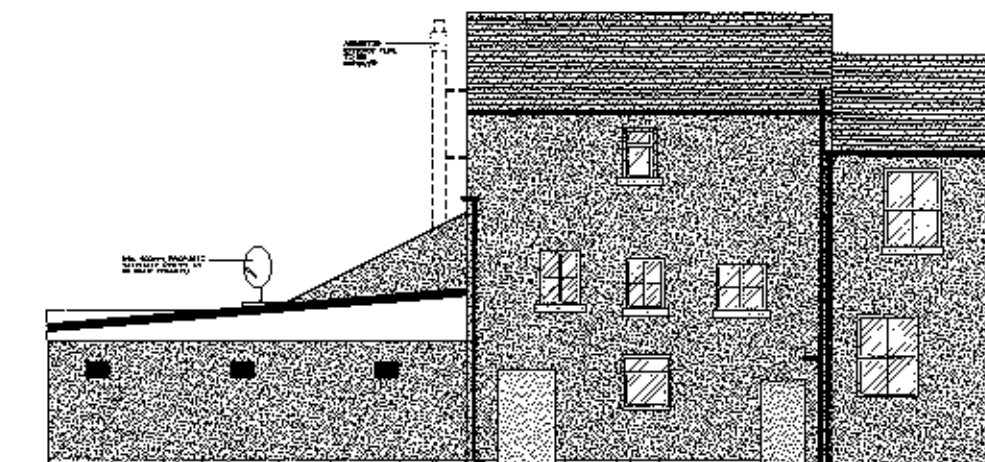
1. Proposed Scheme (incorporating amendment to shopfront) (Dwg Ref: 2012/55/02 Rev D)



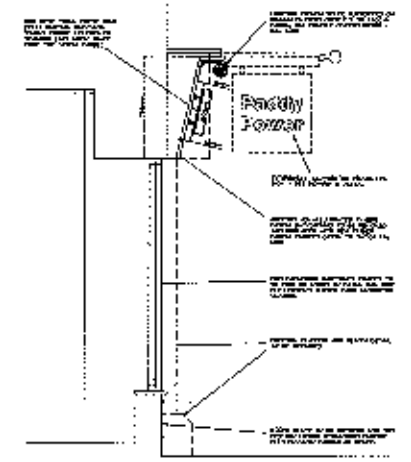
Front elevation - scale 1:50 @ A0



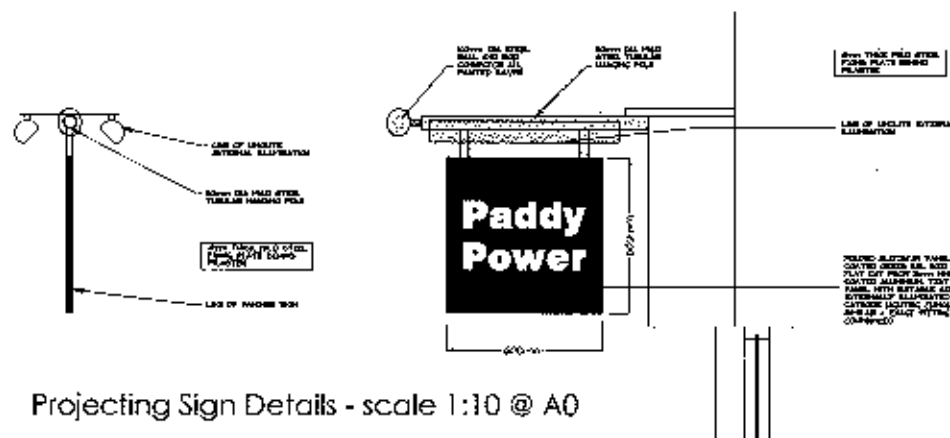
Rear elevation - scale 1:50 @ A0



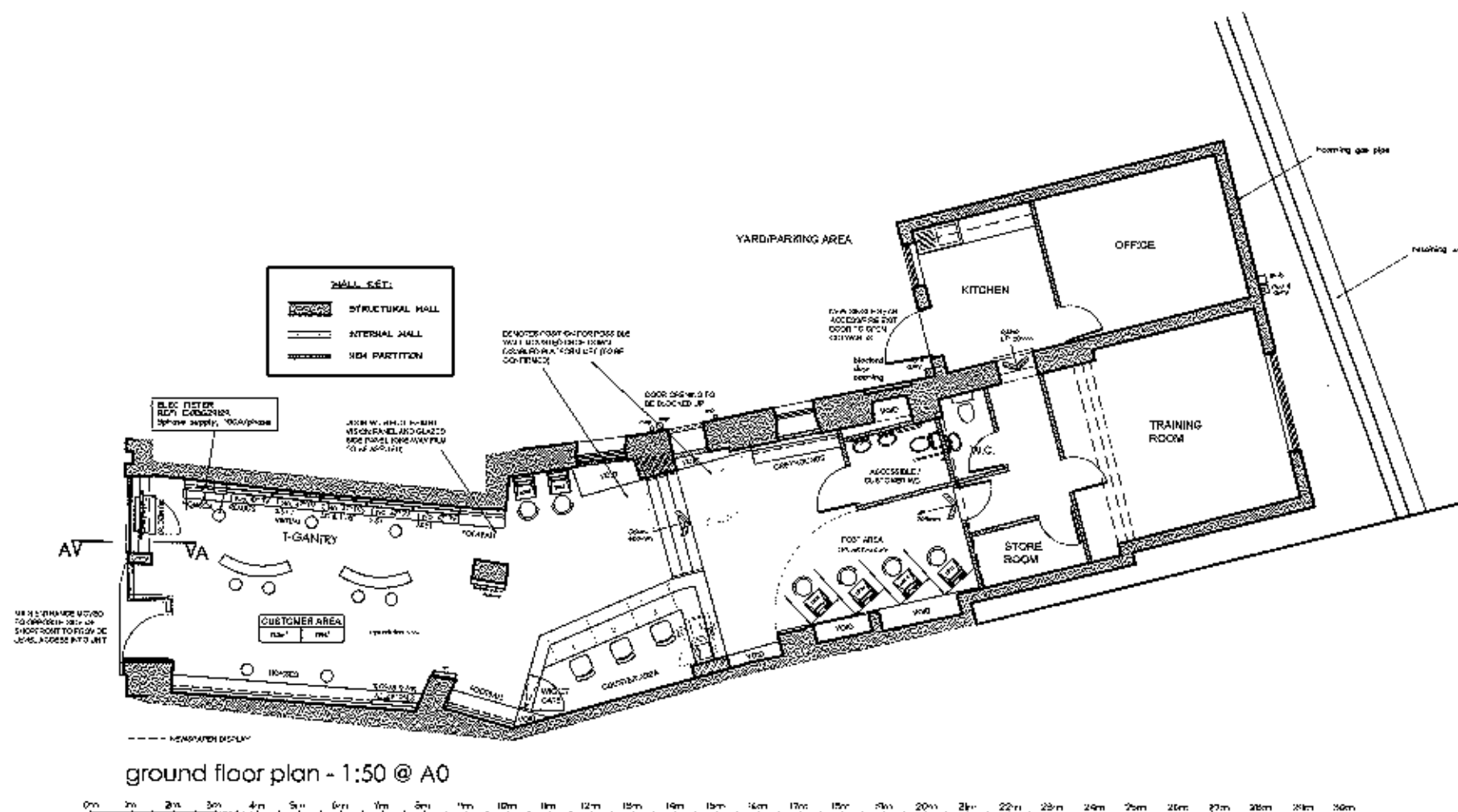
Courtyard elevation - scale 1:50 @ A0



Section A-A - scale 1:20 @ A0



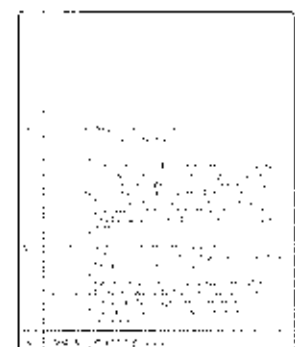
Projecting Sign Details - scale 1:10 @ A0



ground floor plan - 1:50 @ A0

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ALL DIMENSIONS TO CENTRE UNLESS OTHERWISE SPECIFIED
UNLESS OTHERWISE SPECIFIED, DIMENSIONS TO THE SURFACE OF LOCAL MATERIALS



Frank Bolshaw
Building Services Limited
Architects, Engineers, Planners, Surveyors, Quantity Surveyors, Project Managers, Environmental Consultants, Urban Designers, Landscape Architects, and more.

Paddy Power

CUTHEROE
10 MARKET PLACE
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BL7 2DA

PROPOSED SCHEME
FLOOR PLANS & LOCATION PLAN

DATE: 17th August 2012

AS INDICATED @ A0

2012/55/07