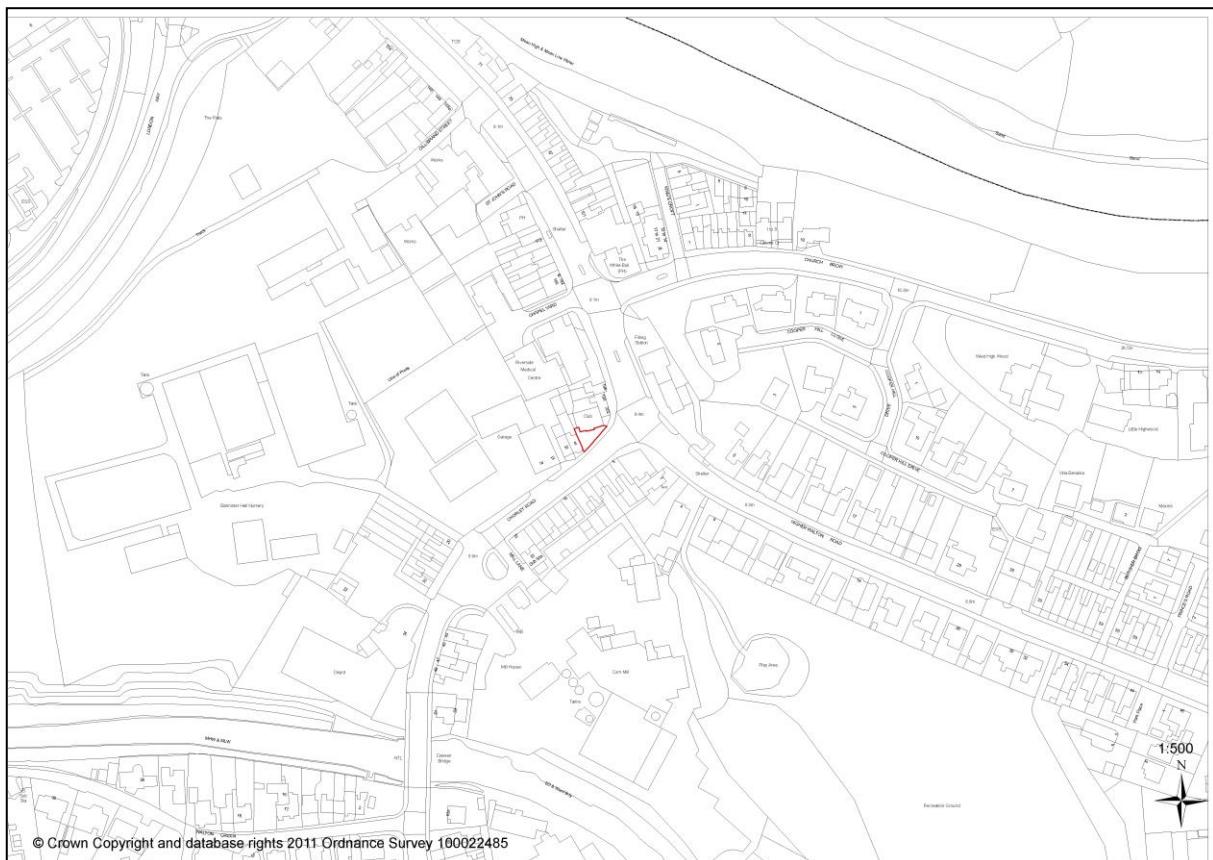


Application Number	07/2021/00334/FUL
Address	Taps & Wine Bar, 2 Chorley Road, Walton Le Dale, Preston
Applicant	Mr Sean o Hagan
Development	Retrospective change of use of external front area to part of drinking establishment, and to provide for seating, outdoor heating, lighting, canopy attached to fence screen, retractable awning and 1.5m high screen to front boundary.
Officer Recommendation	Approval with Conditions
Date application valid	26.03.21
Target Determination Date	21.05.21
Extension of Time	14.06.21



1. Report Summary

1.1 This application is brought before Committee as previous development of this site has been determined in the same way

1.2 The application refers to the former Walton le Dale Conservative Club; a semi-detached drinking establishment (former Class A4 now 'Sui Generis') property located at the junction of Chorley and Victoria Roads. The site and its surroundings are mixed use in nature and designated as a Local Retail Centre by Local Plan Policy E5

1.3. The application proposes retrospective change of use of external front area to part of drinking establishment, and to provide for seating, outdoor heating, lighting, canopy attached to fence screen, retractable awning and 1.5m high screen to front boundary. The scheme is detailed in full below

1.4. Lancashire County Council Highways have no objections subject to the use being curtailed within private land and not on any part of the highway. None of the proposal sits within the public highway.

1.5. Lancashire Constabulary have no objection but offer standard security advice should permission be granted

1.6. Only two letters of representation have been received – one in objection and one which does not object subject to appropriate noise measures.

1.7. Environmental Health initially objected to the proposal on the grounds of uncertainty relating to noise from the premises to adjacent properties. A professional noise assessment has since been provided but has not at the time of writing this report been fully assessed. On that basis under normal circumstances the proposal would either be deferred to a later committee or refused, but unprecedented times call for unprecedented measures. This Council is committed to ensuring the survival of local business and maintains that it will do whatever it lawfully can to ensure upkeep of the local economy and its designated retail centres. The Government's Business and Planning Bill ('Covid Regulations') echoes these sentiments, and whilst there are a number of measures within the Bill employed by many of the Boroughs establishments which the applicant could have taken advantage of, his location with its lack of pavement or car parking space to use for outdoor seating prevents these. Internal space is also very limited.

1.8. Premises are without question close to residential properties, but this type of relationship occurs throughout South Ribble and has been successfully managed where noise mitigation measures have been established. Also surrounding the dwellings are businesses in a range of size and nature, and the noise generated from these must be given some consideration as ambient noise from the site regardless of outside use is already high. Having regard to the Council's economic aspirations in such uncertain times therefore Officers request a compromise option which would allow the applicant to continue to trade – the business currently being completely closed, but would give time for noise assessment to be completed, any mitigation required in addition to the measures noted below to be installed, and for more realistic noise readings to be taken during trading hours rather than from outside a closed business.

1.9. This proposal is recommended for approval subject to the imposition of conditions including a temporary trading period until the end of January 2022. The applicant would then need to re-apply to have the condition removed, but the Council will be in a much better position to be able to justify its recommendation either for, or against a permanent position. The site will be monitored during this busy grace period which is crucial to the business's survival.

2. Application Site and Surrounding Area

2.3. The application refers to the former Walton le Dale Conservative Club; a semi-detached property located at the junction of Chorley and Victoria Roads. The site and its surroundings are designated as a Local Retail Centre by Local Plan Policy E5

2.4. Adjacent in the west are two pairs of semi-detached dwellings; beyond which is a car sales business. To the rear is Riverside Medical Centre accessed off Victoria Road, and attached on the eastern side are 196 and 198 – 202 Victoria Road - currently a dentist and hairdressers.

2.5. Facing across Chorley Road are terraced residential and commercial premises, with a haulage yard beyond, whilst across Victoria Road is a petrol filling station. The area is very mixed use in nature. Properties in all uses are mainly accessed directly off the pavement and within close proximity of each other.

3. Site Context / Planning History

- ② 07/1986/0688 and 07/1987/0374 – Fire escape. Approved Dec 1986 and July 1987
- ② 07/2018/6511/FUL - Change of use from Private members club (Sui Generis) to Drinking establishment (Class A4). Timber cladding, canopy and disabled access ramp to front. Alterations to windows, new door opening and fire escape to rear. Approved January 2019
- ② 07/2018/7506/ADV – Advertisement consent. Granted Dec 2018
- ② 07/2019/2642/FUL - Erection of raised decking area with ramp and level access and erection of 2.5m high fence to side and partial to front. Refused May 2019 for the following reasons:

The proximity of the stair access to the western side of the proposed area of raised decking to the ground floor habitable room window on the eastern side elevation of 8 Chorley Road would lead to a loss of privacy by way of overlooking which would be detrimental to the residential amenity of neighbouring residents. As such, the proposed development is contrary to Policy G17 (a) of the South Ribble Local Plan.

The height and proximity of proposed fencing along the western side of the proposed area of raised decking to the ground floor habitable room window on the eastern side elevation of 8 Chorley Road would result in overshadowing and an overbearing effect which would be detrimental to the residential amenity of neighbouring residents. As such, the proposed development is contrary to Policy G17 (a) of the South Ribble Local Plan.

The area of raised decking will encourage patrons to congregate outside the drinking establishment resulting in increased noise and disturbance which will have a detrimental impact on the residential amenities of the locality, particularly the two habitable room windows on the eastern side elevation of 8 Chorley Road. The proposal is therefore considered to be contrary to paragraph 170 of the National Planning Policy Framework, Policy G17 (a) of the South Ribble Local Plan and Policy 17 (c) of the Central Lancashire Core Strategy.

4. Proposal

4.3. Application 07/2018/6511/FUL was approved for Change of use from Private members club (Sui Generis) to Drinking establishment (Class A4) with new timber cladding, canopy and disabled access ramp to front, alterations to windows, new door opening and fire escape to rear, but was subject to a number of conditions including:

Condition 5: The smoking shelter/canopy must not be used by customers to consume food or drink to ensure that patrons do not cause nuisance to nearby residential properties.

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and NPPF.

Condition 6: No seating or tables shall be provided externally without prior consent from the Local Planning Authority.

REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy

Condition 8: There shall be no external floodlighting or patio heaters installed in the outside area without prior consent from the Local Planning Authority.

REASON: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026.

4.4. This permission appears to have been implemented in full, but the applicant has also erected a run of 4 no: small, outdoor seating ‘booths’ to the western side of the front courtyard. Each booth comprises a table and two benches, with partial canopied roof and screen fencing to both sides of reportedly acoustic insulation on the side adjacent to no: 8 Chorley Road; a short alley/access way remains between the neighbour’s side elevation but within the applicant’s ownership. The canopy aims to deflect noise from the occupant’s windows and is also said to be insulated in line with feedback from the earlier application. Privacy loss from users of the booths is considered to be limited by their construction.

4.5. These works do not benefit from planning permission but use of this seating area also now sees the applicant in breach of conditions 5 and 6 (above) which he seeks to regularise.

4.6. As such, permission is now sought for retrospective change of use of the external front area to part of drinking establishment, and to provide for seating, outdoor heating, lighting, canopy attached to fence screen, retractable awning and 1.5m high screen to front boundary. The applicants statement says that ‘*a 2m high fence away from the boundary and within a property boundary does not need permission*’. This would be true on some sites but is not correct in this case (the fence is within 2m of the pavement which also constitutes highway). Permission for the side fence therefore has also been added to the application.

4.7. The applicant justifies erection of the side fence by stating that ‘*the planning committee at the time [of the original change of use] recommended reapplying with a dividing fence between the proposed drinking area and the window at no: 8*’. This permission was refused having regard to noise assessment and recommendations made by the Councils Environmental Health team. Measures since do appear however to have taken into account comments made during previous determinations.

4.8. *Outdoor heating* – as portable heaters are less energy efficient, the proposal provides for slimline infrared heaters which would be placed under the canopy – one per seating bay and fitted to a timer device which will turn off in accordance with permitted hours.

4.9. *Lighting* - festoon, low level luminosity lighting is also proposed under the booth/canopy roofs and along the entrance ramp.

4.10. *Retractable awning* – this would be attached to the partial roof of the seating booths to provide for weather protection but would also offer additional noise screening. The electric canopy would be roughly 6m deep but would be cantilevered (without legs or support)

4.11. *1.5m high screen to front boundary* – to further assist with noise issue, the applicant suggests erection of a 1.5m high fence to the southern end of the booths, and partially along

the frontage with Chorley Road. The fence would be double layered trellis with Ivy screen and acoustic rubber between to provide a visual & sound barrier to terraced properties opposite

4.12. On site security would be managed as per the inside of the pub, but use, and any abuse of the seating area is likely to be limited by its own relatively compact size. CCTV and security measures expected of such an establishment would also be required but outside of the planning process.

4.13. An e mail was sent to the applicant on the 19th April 2021 from the Councils Licensing Team as confirmation of revised opening hours. It states

'You are now unrestricted in the area at the front of the premises, as per these other premises you have mentioned who are using their car parks. As requested by yourself I am happy to grant you the extra hour for the evening before a bank holiday. The condition has been changed to;

The outside seating areas to the front of the premises shown on the plan attached to this licence, shall only be used by patrons until the following times, after this all patrons not using the designated smoking area will be asked to move inside of the premises.

(a) Sunday to Thursday 8pm

(b) Friday and Saturday 9pm

(c) Any evening before a bank Holiday 9pm

10. Open containers must not be taken outside of the premises after 9pm.

Please note that planning permission still has not been granted for the use of the outside seating area'

The applicants statement says '*the owners would like to extend outside use to 10.30pm on any night prior to the days local schools are not open'... Increasing the time to 10pm in line with other bars ... will help business with required customer numbers during the Covid regulations'*

If Members are minded to approve the application, to provide consistency and for ease of enforcement, Officers request that hours of use of the front outside space are aligned by condition with those included in the premises licence rather than the extended hours requested by the applicant.

4.14. In line with earlier permissions conditions to restrict internal areas where relevant would also be carried forward to cover the front seating area

4.15. The application is accompanied by a suite of documents identified by proposed condition 2

5. Representations

5.3. Summary of Publicity

5.3.1. A site notice has been posted, and 16 neighbouring properties consulted. One letter of objection and one who does not object support subject to noise mitigation have been received. A social media, online petition also appears to include over 500 signatures, but Officers have not seen this and as such the validity of content cannot be verified. Comments are:

Highways

☒ Reduction in parking - Officer comment. parking at the front other than in the alleyway (service access) between no: 8 and seating is already prevented by crash barriers

located at this junction. There is no car park for this property, but public parking is available at the rear, and arguably use of vehicles by customers of such premises should not be encouraged

Residential Amenity

- ☒ No objection to physical development but concerns about noise and general disturbance
- ☒ Loss of privacy – the proposed screen fence wont screen bedroom windows – *privacy is discussed late in this report*
- ☒ Publican cannot make clients use the seats so it will ‘spill over onto the pavement’ – *Officer comment: Space is limited on the pavement, and use of the outside area would be separately controlled by the applicant’s premises licence*
- ☒ Trespass onto the seats and roofs is not a police matter, and residents would be expected to police the site for the applicant – *Officer comment: if such issues arise then it would be for the owner to address with assistance from the Police where appropriate*

Other

- ☒ Fire hazard and smoke inhalation from outside heaters
- ☒ Fire escape isn’t possible when vehicles park in the alley/service entrance

Comments which are not material planning considerations and as such have not been taken into account are:

- ☒ Road noise is also too high
- ☒ The pub is going to be a restaurant so smells, noise and activity associated with that would be unacceptable – *Officer comment: the proposal does not request, or imply the need for permission for such a use, but if changes require permission in the future these issues would be addressed at that time*

6. Summary of Responses

6.3. **Lancashire County Council Highways** has no objections to the proposal in principle, however no encroachment onto the highway will be permitted as part of the change of use. All seating and barrier equipment associated with the development shall remain within the confines of the application site. During a site visit SRBC officers noted that all development was within the site boundaries

6.4. **Lancashire Constabulary** provided information relating to security measures. Comments refer to moveable seating, but Lancashire Constabulary have since confirmed that they also apply to fixed seating and retrospective permissions, and that the police licensing team have already discussed opening times with the applicant through the licencing process. There are no objections and comments would be added as an informative note if permission is granted.

6.5. **Environmental Health** initially objected on the grounds that proposed development has the potential to adversely affect the neighbouring residential properties. The applicant has since provided professional noise assessment for consideration, but as this arrived late in the planning process, at the time of writing this report Environmental Health have not been able to give due consideration to data provided. A verbal update where available will be provided at committee but if this is not possible, and to allow the applicant to re-open during a trying period for the entertainment industry, a temporary period of grace until the end of January 2022 secured by condition is recommended by officers. During this time the noise report may be assessed, mitigation where required may be installed and trading noise tests will provide more conclusive evidence for Members to re-assess when the applicant seeks to remove the temporary use condition. The reasoning behind this approach is explored in Para's 1.7 to 1.9 above. Environmental Health have been approached and are satisfied with this compromise.

7. Material Considerations

7.3. Site Allocation Policy

8.1.2. The site sits within Higher Walton Local Centre as allocated by Local Plan Policy E5. Within the Local Centre A1 (Retail) uses will be protected and enhanced wherever possible in order to maintain the vitality and viability of the centre and to prevent the over proliferation of non-retail uses at the expense of the retail offer. For this reason, applications for other local centre uses including A2 (Financial and Professional Services), A3 (Cafés and Restaurants) and A4 (Drinking Establishments), and B1 (Offices) may be appropriate where it does not undermine the sustainability of the shopping area.

8.1.3. As this property is already in A4 use and does not involve loss of a retail unit it is considered that proposed change of use and cosmetic alterations would be of benefit, rather than detrimental to the health of the local centre and its economy.

8.2 Economic Standpoint

8.2.1 National Planning Policy Framework - The overarching theme of the NPPF is one of presumption in favour of sustainable development; this includes building a strong and competitive economy. The NPPF states that '*planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development*' (Para 80).

8.2.2 The premises sit within an established local centre, and the proposal would support rather than impact upon local business by attracting people into the area. The smaller drinking establishment market is new and innovative, and although not specifically considered within the Development Plan itself, external works have already upgraded a very dishevelled premises whilst offering a level of protection to the applicant during uncertain times when internal areas are not fully in use

8.2.3 Core Strategy Policy 12 (Culture & Entertainment Facilities) seeks to '*promote cultural and entertainment facilities within key centres*' which '*are important in attracting visitors and investment to the area*'. Para 9.29 of this policy states that '*healthy sustainable communities should have ample cultural and leisure opportunities for all*'.

8.3 Design / Highways

8.3.1 Local Plan Policy G17 (Design) supports development where design and siting are of a high quality, car parking and servicing provision are acceptable and there is no impact upon surrounding land use. Although the proposal does not accord to adopted parking standards as set down in Policy F1 (Parking Standards) of the same document, the principle of premises use is already established, and public parking facilities are readily available. The property is also within a relatively short walk of Preston Town Centre and on a well-served bus route. Taking into account this sustainable location and the Highways Authority comments (above) this proposal only to change the use of the outside space appears to accord well to the sentiments of the above.

8.3.2. In design terms, although the retrospectively applied development is considerable in what is a small forecourt, undoubtedly works have upgraded what was a tired building to the visual benefit of the wider area.

8.4 Neighbouring properties

8.4.1 Directly facing across Chorley Road are terraced commercial and residential properties at between 13m and 20m distance. These properties would be partially screened by proposed trellis fencing and the side elevation of the seating booths, and loss of privacy is considered to be limited as a result. Only one resident from these dwellings has made representation. The petrol filling station lies 26m east across the adjacent roundabout but would be unaffected, as would properties to the rear.

8.4.2. The closest properties on the application site side of Chorley Road are those attached in the east which are commercial premises, and no 8 whose side elevation sits alongside the access way which separates the seating booths from the neighbouring property. No 8 has 2 windows in the side elevation; the ground floor being a secondary living room window and the first floor appearing to be a secondary bedroom window. The back of the seating booths is approximately 2m from the ground floor window, but seating faces away from the property and is screened by the fence and roof which are reportedly fitted with acoustic materials. Privacy to the ground floor window is therefore more protected than it would have been from the former open forecourt access. Direct, level view into the first-floor window would not be possible from the outside space, but it is acknowledged that the window is present within close proximity. On balance however loss of privacy to this window is also felt to be similar to the former, long standing situation where users could stand rather than sit outside with the same viewpoint.

8.4.3. At such proximity regardless of material construction, it is likely that there will be an increase in noise and general activity arising from the premises. The property has been in use as a drinking establishment however for many years – as confirmed in 2018 when this Committee gave consent for a change from a private members club to an open A4 use. Conditions imposed on that permission sought to restrict use of the frontage where possible to prevent any loss of amenity to neighbouring residents, but if customers of the Taps & Wine wished to stand rather than sit outside of the property (other than in the smoking shelter), this has been affirmed by the premises licence as perfectly acceptable. Previous use, more recent constraints and proposed and existing mitigation measures therefore must all be weighed against each other when considering the planning balance.

8.4.5 Proposed opening times would be restricted by the existing premises licence and are, for outside space, fairly limited. Other premises in the same retail area benefit from either almost unrestricted historic opening hours (Sir Robert Peel, Black Bull, adjacent petrol filling station and Yew Tree pub (just outside retail area) for example) or more flexible hours where permission has been recently granted (Bar 47, Cann Street 12am – 11pm Monday to Sunday)

8.5. Character and appearance

8.5.1 Changes to the frontage are significant in the context of the site; almost to the point of being excessive on such a small site. Proposed trellis is not something which will sit easily with the areas character, but it is the lesser part of the scheme which is primarily constructed from timber. Changes are limited to land in the applicant's ownership but abut the adopted highway, although LCC Highways have no objection subject to no expansion onto pavement areas. Proposed and existing changes which are applied for retrospectively however have been finished to a high standard, have upgraded the property – and as a result the wider area – and help to support an established business during a period of uncertainty. There is no reason therefore why this scheme would warrant refusal on design grounds.

8.6 Flood Risk

8.6.1. The site sits within Flood Zones 2 and 3 but as the proposal seeks permission for external works only, and the area benefits from flood defences a Flood Risk Assessment is not felt necessary.

9. CONCLUSION

9.1 This is a finely balanced proposal. On one hand the property has a long-standing relationship with its neighbours as a private club. Members saw fit to widen that use to a drinking establishment regardless of the presence of windows immediately adjacent or surrounding dwellings. Ambient noise is already considerable, and the former club was visually detrimental and in need of considerable modernisation

9.2. Works to the property have upgraded the external appearance; offering some privacy by their construction and orientation to the occupants of Chorley Road. Proposed and licenced operating hours are limited but there will undoubtedly be some noise. Assessment of that noise is however difficult when there is no business open to assess

9.3. The former club had an open forecourt, and the current premises licence allows for use of that forecourt as noted above. If customers of the Taps & Wine wished to stand rather than sit outside of the property (other than in the smoking shelter), this has been affirmed by licencing as perfectly acceptable. It was within the Council's gift to refuse the extended drinking establishment use but Members on that committee chose not to do so.

9.4. The living conditions and general amenity of neighbouring residents of course must be given considerable weight in the planning balance. This must be balanced however having regard to the much wider opening hours of other pubs within the same retail area (as noted Para 8.4.5 above), and the need to protect the applicant from any competitive disadvantage. In addition, Members should take into account the communication of 15th April 2021 from Robert Jenrick (Secretary of State for Housing, Communities and Local Government) to Council Chief Executive Officers and Leaders. Extracts from this letter which refers to the safe opening of hospitality venues state:

'Among the restrictions eased on 12 April was the reopening of outdoor hospitality, including pubs, cafes and restaurants. To support these businesses to reopen safely, the government legislated to enable them to set up outdoor shelters and marquees without planning permissions. We have published clear guidance on GOV.UK for how these structures can be set up safely and what conditions they need to meet ... I would encourage you all to ensure that this guidance is applied proportionately and consistently in your areas to support businesses to reopen safely and to avoid overzealous interpretations of the rules. It is in the public interest that local residents can socialise in a licensed and controlled environment outside, where Covid-19 risks are lower. If a disproportionate regulatory approach is taken, it risks driving residents into unregulated activity and premises which may be far less covid-secure and/or illegal.

...The Government has supported the hospitality sector throughout the pandemic. In July 2020, we introduced provisions to allow for fast track pavement licences in the Business and Planning Act [as referred Para 1.7 above] to provide a quicker and cheaper route for pubs, restaurants and cafes to obtain a temporary pavement licence to place furniture including outdoor tables and seating on the highway, allowing them to safely maximise their capacity in a timely and cost-effective manner. ... I would encourage you to redouble your efforts to promote the use of these provisions with your local hospitality businesses. Cutting red tape in this way is a lifeline for businesses as they look to bounce back from a uniquely challenging year. We need your support to ensure the measures are known, made use of and not impeded unnecessarily – jobs and enterprises depend on it. I would urge you to show

pragmatism and proportionality at all times, doing everything you can to help businesses prosper again'.

9.5. The proposal complies in the main with adopted policy, but the compromise recommendation of approval subject to conditions including a temporary period of use until the end of January 2022 is felt to offer certainty to both applicant and the Council. The applicant is aware that there is no guarantee of approval of any future application to have this condition removed if noise assessment proves that Environmental Health's concerns about noise impact were founded.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. The development, hereby permitted, shall be carried out in accordance with the submitted approved documents
 - o Design & Access Statement
 - o Thermal Economics Technical Data Sheet
 - o Linear bar heater technical specification sheet (Infrared Heating Supplies)
 - o Festoon lighting specification sheet (Festivelights.com)
 - o Electric cassette awning specification sheet (Primrose Awnings)Proposal Drawings
 - o External Alterations (TW010 R1)
 - o Proposed elevations (TW002-21/0)REASON: For the avoidance of doubt and to ensure a satisfactory standard of development
3. Use of the external seating area hereby permitted shall be discontinued and the land restored to its former condition on or before the end of January 2022 unless otherwise agreed in writing with the Local Planning Authority following approved noise assessment/mitigation where required in consultation with the Councils Environmental Health Department.
REASON: To enable the Local Planning Authority to retain control over the use of the land.
4. The external seating area shall not be used by visiting members of the public outside of the hours of 8am and 8pm Sunday to Thursday, and 8am and 9pm Friday, Saturday and any evening before a bank or nationally recognised holiday unless otherwise agreed in writing with the Local Planning Authority
REASON: in the interest of the amenity of nearby residents in accordance with Policy 17 of the South Ribble Local Plan
5. The external lighting and heating hereby approved shall be fitted with a timer and shall be turned off automatically outside of approved trading hours unless with the prior written agreement of the Local Planning Authority.
REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy and Local Plan Policy G17

6. Any construction works associated with the development shall not take place except between the hours of: 0800 hrs to 1800 hrs Monday to Friday and 0800 hrs to 1300 hrs Saturday
No construction works shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing with the Local Planning Authority
REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy
7. No additional or moveable seating or tables shall be provided externally without prior consent from the Local Planning Authority.
REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy
8. There shall be no amplified or live music played within the outside area hereby approved unless with the written agreement of the Local Planning Authority
REASON: In the interest of the amenity and to safe guard the living conditions of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and G17 of the South Ribble Local Plan

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

12 Culture and Entertainment Facilities

South Ribble Local Plan

E5 Local Centres

F1 Car Parking

G17 Design Criteria for New Development

Note:

Other application Informative

1. Attention is drawn to the condition(s) attached to this planning permission. In order to discharge these conditions an Application for Approval of Details Reserved by Condition form must be submitted, together with details required by each condition imposed. The fee for such an application is £116. The forms can be found on South Ribble Borough Council's website www.southribble.gov.uk
2. Lancashire Constabulary Note: The following measures are recommended to prevent crime and disorder in accordance with Section 17 of the Crime and Disorder Act 1998 (as amended by the Police and Justice Act 2006)
 - o Natural surveillance should be promoted, and more formal surveillance installed, such as monitored and recorded CCTV, which covers the external area;
 - o All moveable furniture should be removed and stored in a secure location when the area and business is closed;
 - o Furniture or other external structures should not be situated where they can be used as informal climbing aids, which could facilitate access to low roof areas;
 - o Vandal resistant LED lighting should cover the external area;
 - o Staff should regularly monitor the area for detritus and ensure all used drinking receptacles are removed as soon as possible;
 - o To reduce theft, customers should be
3. The applicant is advised that the planning process can take up to two months, and in any steps to preserve this permission shall be taken with due regard to that time period.