



Application for Planning Permission.
Town and Country Planning Act 1990

ERE/0210/006**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

3. Description of the Proposal

Please describe the proposed development including any change of use:

PROPOSED ALTERATIONS TO EXISTING SHOPFRONT
re-submission of ERE/1109/0052

Has the building, work or change of use already started? Yes No

VALID

- 2 FEB 2010

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

6. Pedestrian and Vehicle Access, Roads and Rights of Way

- Is a new or altered vehicle access proposed to or from the public highway? Yes No
- Is a new or altered pedestrian access proposed to or from the public highway? Yes No
- Are there any new public roads to be provided within the site? Yes No
- Are there any new public rights of way to be provided within or adjacent to the site? Yes No
- Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

7. Waste Storage and Collection

- Do the plans incorporate areas to store and aid the collection of waste? Yes No
- Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? Yes No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

10. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

red brickwork

Description of *proposed* materials and finishes:

brickwork to match existing

Windows - description:

Description of *existing* materials and finishes:

aluminium

Description of *proposed* materials and finishes:

aluminium polyester powder coated-colour green

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

drawings 03-01 to 03-06 and 03-16 to 03-018 plus A&D statement

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
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12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

Package treatment plant

Unknown

Septic tank

Cess pit

Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system

Main sewer

Pond/lake

Soakaway

Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

c) Features of geological conservation importance

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

15. Existing Use

Please describe the current use of the site:

hot food take away

Is the site currently vacant? Yes No

Does the proposal involve any of the following:

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

18. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	2	0
Proposed employees	0	2	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A5							<input checked="" type="checkbox"/>

22. Site Area

What is the site area? sq.metres

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

hot food take away, kitchen

Is the proposal for a waste management development? Yes No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? Yes No

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: First name: Surname:

Person role:

Declaration date:

Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Title: First Name: Surname:

Person role:

Declaration date:

Declaration Made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

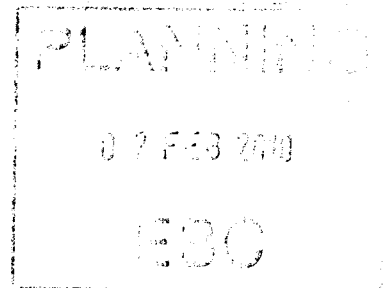
Date

ERE/0210/006

Alan McGowan Architects Ltd

Design and Access Statement

Proposed External Alterations
Unit B
The Dales Shopping Centre
West Hallam
Derbyshire



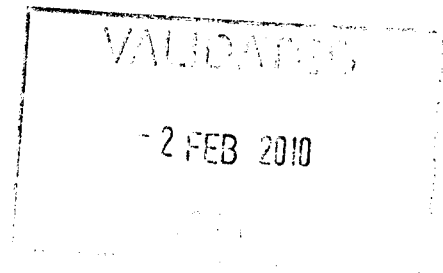
(Re-Application of ERE/1109/0052

Existing window amended, rather than window removed,
cill raised -see drawing 015-revB)

Submitted To Erewash Borough Council To Accompany Application For
Planning Approval

Jan 2010

Prepared by Alan McGowan Architects Ltd
143 Tamworth Rd
Long Eaton
Tel: 0115 875 8021



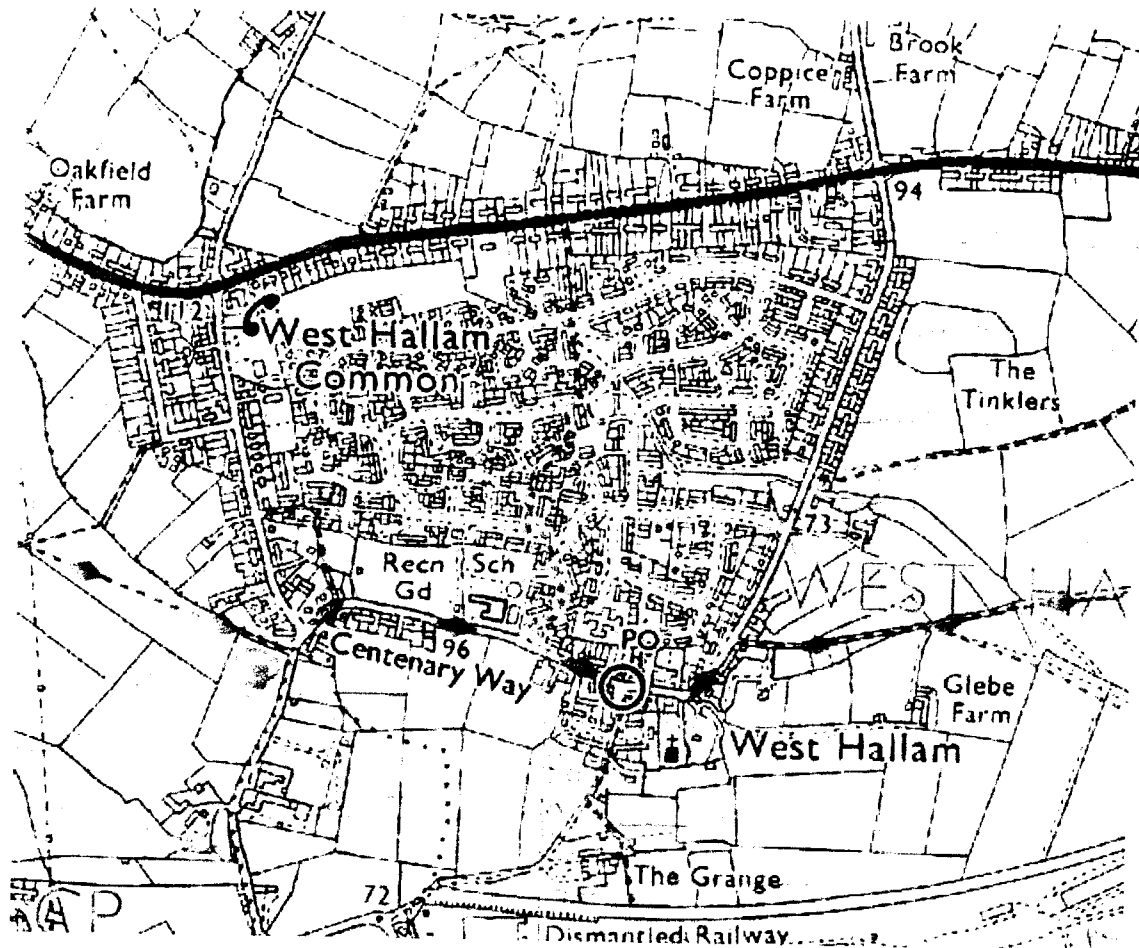
Alan McGowan Architects Ltd

Design Statement

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- 3. Site Analysis**
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1. Local Area



Location Map

1. Local Area

The proposal site is located at Unit B the dales shopping centre West Hallam. It is a small hot food take away within the Dales shopping centre in West Hallam. The Dales itself is a small centre comprising a Tesco, a medical centre and a number of small retail units.

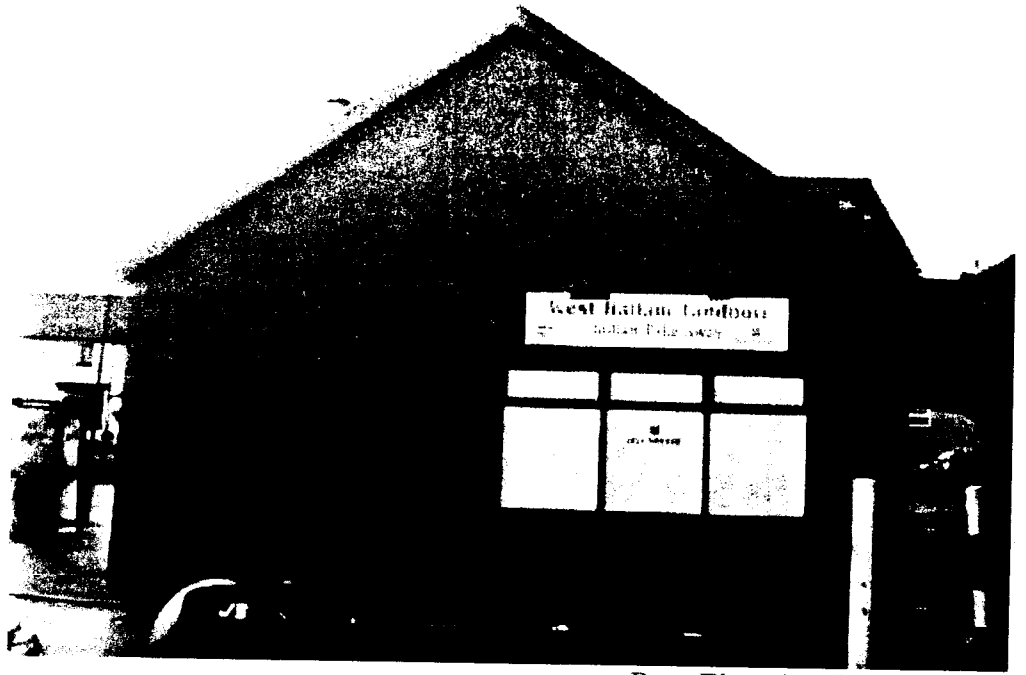
2. Site Photographs



Approach to the Dales within West Hallam Village



Existing retail shopfront

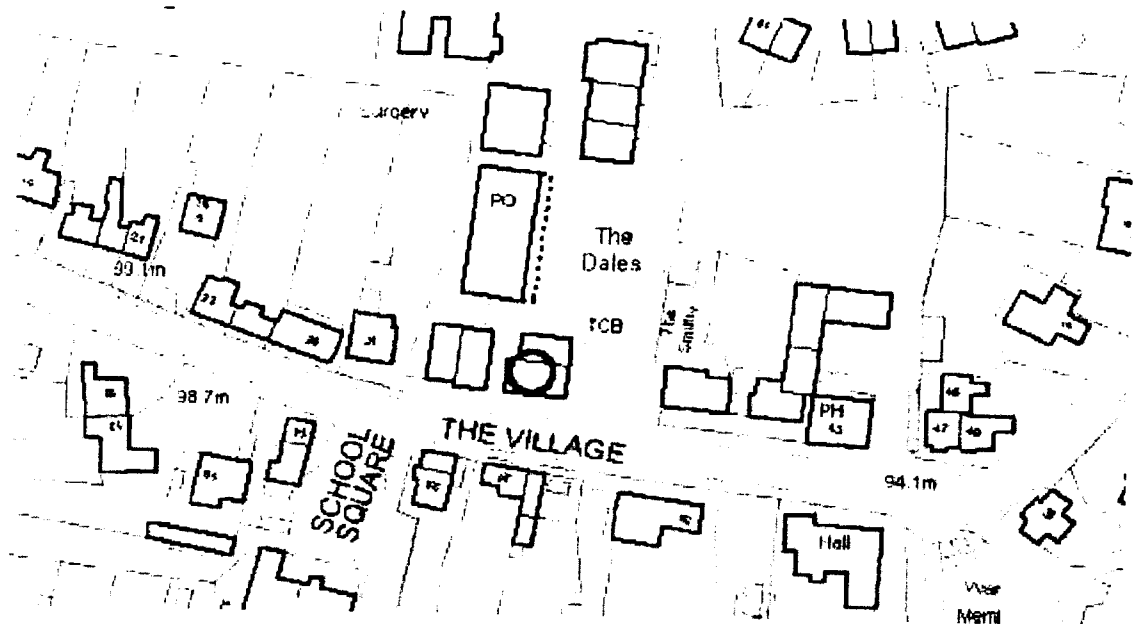


Rear Elevation from car park



Side and rear elevation

3. Site Analysis



Site Location plan

The Application site is located at unit B the Dales West Hallam

Physical

The existing site is a single storey unit within the Dales shopping centre. The area lies within the West Hallam conservation area, although the shopping centre itself is a recent construction (circa 1980s)

Social

The existing building is a hot food take away one of a number within the Dales shopping centre.

There is some debate about the number of hot food take aways within the existing centre, unfortunately all the retail units within the centre are subject to a legal covenant restricting their uses. Generally, goods or services that are provided by the Tesco store within the centre are excluded by the covenant from being sold by any other unit within the centre. Therefore the range of goods that can be sold from the small units within the centre are very limited.

Economics

The existing unit is a small hot food take-away, the application is to facilitate changes to assist in the economic running of the premises as a hot food take away.

4. Consultation

Prior discussions regarding the details of the application have been made via telephone conversations with Erewash Borough Council planning officers.

This application is a re-submission.

We have been advised by the environment agency that the proposals are not within a flood risk area and a flood risk assessment is not required.

Discussions with DCC highways have identified that the proposal does not have an effect on parking requirements.

5. Evaluation

The existing unit is a modern single storey commercial unit within a small shopping centre.

The object of the design is to facilitate changes to assist in the economic running of the premises as a hot food take away.

The guiding principles of the design are to carry out changes to the existing building within the constraints of the site, that accord with the requirements of the local authority in terms of planning policy as it applies to this site.

The existing site is a commercial premises with no specific specialised ecological constraints.

6. Design

The proposals are to undertake external changes to the shop front arrangements to the Unit.

The changes being required to facilitate a revised internal arrangement for the unit.

The proposals generally are to decrease the amount of open glazing within the unit.

The proposals are also to provide a wider front entrance door with disabled access ramp and handrail.

7. Policy

The proposal follows planning policy guidelines relevant policies are:

Regional Spatial Strategy (RSS 8):

Policy 1-Regional Core objectives

Policy 3-Promoting better design

Policy 31-Priorities for the Historic environment

Erewash Borough Council Saved Policies:

Policy LP1-Sustainable development

Policy DC 10- Design

Policy EV5 Conservation Areas

8. Access

The proposal has been designed to ensure that all users have equal access to local buildings and spaces and the public transport system via means of ground floor doors. The proposals have been designed to conform to part B of the building regulations in relationship to access for emergency services.

The application has been designed to ensure compliance with Part M of the building regulations.