



Application for Planning Permission.
Town and Country Planning Act 1990

ERE/0310/008

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:	<input type="text"/>	First name:	<input type="text"/>	Surname:	<input type="text"/>		
Company name:	DRINKSWORLD LTD						
Street address:	OAKDALE			Telephone number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
	WAST HILL LANE			Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>			Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City:	HOPWOOD			Email address:	<input type="text"/>		
County:	WEST MIDLANDS						
Country:	UK						
Postcode:	B48 7AT						

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

2. Agent Name, Address and Contact Details

Title:	<input type="text"/>	First Name:	PAUL	Surname:	CLIFTON		
Company name:	pca						
Street address:	50 PRINCES AVENUE			Telephone number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>			Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>			Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City:	WALSALL			Email address:	<input type="text"/>		
County:	WEST MIDLANDS						
Country:	UK						
Postcode:	WS1 2DH						

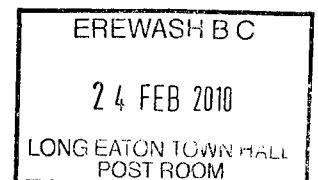
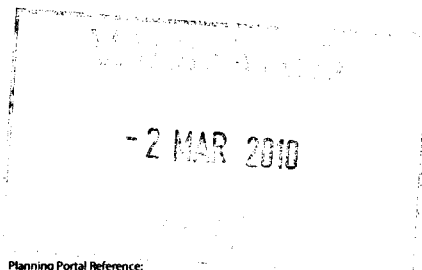
3. Description of the Proposal

Please describe the proposed development including any change of use:

SINGLE STOREY REAR EXTENSION FORMING ADDITIONAL RETAIL AREA AND STOCKROOMS IN CONJUNCTION WITH PERMITTED CHANGE OF USE FROM A4 TO A1 RETAIL

Has the building, work or change of use already started?

Yes No



4. Site Address Details

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

House: 28 Suffix:

House name: LIVE & LET LIVE PUBLIC HOUSE

Street address: CHARLOTTE STREET

Town/City: ILLKESTON

County: DERBYSHIRE

Postcode: DE7 8LH

Description:

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

Easting: 446395

Northing: 343080

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: Mrs First name: P Surname: McHUGH

Reference: SRU 0760058

Date (DD/MM/YYYY): 16/02/2010 (Must be pre-application submission)

Details of the pre-application advice received:

RE-SUBMISSION AFTER REFUSAL

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

If Yes, please provide details:

IN REAR YARD AREA

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:

FACING BRICK

Description of *proposed* materials and finishes:

FACING BRICK

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:

DESIGN & ACCESS 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
Cars	5	5	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	1	1
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

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:

DISUSED PUBLIC HOUSE

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

PUBLIC HOUSE

When did this use end (if known) (DD/MM/YYYY)? 01/02/2007

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

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops Net Tradable Area			170.0	170.0
A4 Drinking establishments	120.0			0.0
Total	120.0	0.0	170.0	170.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	1	2	2

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	
A1	07.00	22.30	07.00	22.30	07.30	21.30	<input type="checkbox"/>

22. Site Area

What is the site area? 615 sq.metres

EREWASH B C
24 FEB 2010
LONG EATON TOWN HALL
POST ROOM

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:

NON

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:

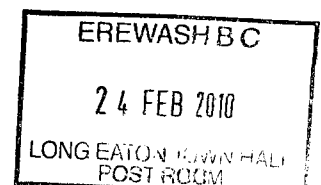
Declaration date:

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:



DESIGN & ACCESS STATEMENT IN SUPPORT OF THE PLANNING APPLICATION FOR THE PERMITTED CHANGE OF USE, ALTERATION & EXTENSION TO THE LIVE & LET LIVE PUBLIC HOUSE, CHARLOTTE STREET, ILLKESTON.

1.0 Introduction

1.1 This statement is submitted in support of an application by the owners of the Public House premises known as the Live & Let Live, Charlotte Street, Illkeston,

1.2 The Public House was closed down some 2 years ago and has been boarded up for that period of time, it has suffered some vandalism and the rear yard area has become a gathering point for undesirables.

1.3 The Planning Application seeks approval for an extension at the rear of the building to form an enlarged retail area, stockrooms and ancillary accommodation.

1.4 Drawing 975.01A, 02B, 03A & 4A show the existing and proposed details.

2.0 Planning Policies

2.1 Our Client intends to use the premises for a convenience store a use which would be a permitted change within the Use Classes Order A4 - Drinking Establishments to A1 - Shops, Retail Warehouses etc.

2.2 In presenting this application we have considered the following National and Local Plan Policies and believe we satisfy all policies.

1. Planning Policy Statement (PPS) 1 Delivering Sustainable Developments
2. Planning Policy Statement (PPS) 4 CP Planning for Prosperous Economies
3. Planning Policy Guidance (PPG) 4 Industrial, Commercial Development and Small Firms
4. Regional Spatial Strategy 8 Policy 3 Sustainable Criteria
5. Draft Regional Spatial Strategy (RSS) 8
6. Erewash Saved Policies
LP1,H1,H3,H6,H7,H9,H12,E6,S1,S4,S6,S7,S9,S10,S11,S12,DC1,DC2,DC5,DC7,DC10,
EV7,EV8,EV9,EV10,T3&T7

3.0 Site and Surrounding Area

3.1 The existing building is a two storey detached building having a tiled pitched roof, the whole of the ground floor was used as a public bar the first floor is split forming two self contained flats.

3.2 The site is in a predominantly residential area and adjacent to the Granby Park Recreation Ground

4.0 Uses

4.1 The premises have an established use as a Public House with residential use above.

5.0 Amount / Scale

5.1 The proposal is to construct a single storey extension to the rear totaling 170sq m., the extension will have a dummy pitch roof and would be approximately 4m high to the ridge

5.2 The extension would provide an additional 110 sq m of retail sales area, a stockroom of 40 sq m and a spirit store of 20 sq m.

5.3 The flats would remain self contained.

6.0 Layout

6.1 The proposed extension would replace some dilapidated outbuildings and a pre-fabricated garage.

6.2 The existing parking area would be altered to provide 6 parking spaces.

7.0 Appearance

7.1 The proposed rear extension will be constructed in brickwork to match the existing and have a dummy pitch roof around the perimeter with a felted flat roof well within. Steel security doors to the stockrooms would have a powder coated finish.

7.2 In this scheme no alterations are required to the front elevation.

8.0 Landscaping

8.1 A very small area has been allocated for landscaping.

9.0 Access

9.1 Access to the new retail unit would be via the existing public house entrance and would be adapted to give a suitable entrance for the disabled to comply with Part M of the Building Regulations.

9.2 The flats would be accessed from the parking area / side access passage way.

9.3 The site is close to main arterial routes and thus well served by public transport.

PAUL CLIFTON ASSOCIATES
FEBRUARY2010

