



REPORT FROM: PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER

TO: BARROWFORD & WESTERN PARISHES COMMITTEE

DATE: 8 February 2018

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PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications.

REPORT TO BARROWFORD AND WESTERN PARISHES COMMITTEE 8th FEBRUARY, 2018

Application Ref: 17/0773/HHO
Proposal: Full: Retain section of driveway with 2m strip of stone setts to entrance
At: Croft Barn, Barley New Road, barley
On behalf of: Mr & Mrs Barry Sanderson
Date Registered: 19 December 2017
Expiry Date: 13th February 2018
Case Officer: Christian Barton

Site Description and Proposal

The application site lies off Barley New Road via the access road in the group of buildings known as Whitehough. The site lies in a conservation area. The development proposed relates to the materials to be used for the formation of an access, driveway and parking area to serve a residential property.

Relevant Planning History

13/15/0266P - Full: Subdivision of one dwelling to two dwellings and erection of a single storey side extension and external alterations - Approved with Conditions - July 2015.

16/0508/HHO - Full: Removal of 3 trees and formation of two car parking spaces – Refused – October 2016.

16/0697/HHO - Full: Formation of an access and two car parking spaces - Approved with Conditions – December 2016.

17/0606/CND Approval of Details Reserved by Condition: Discharge of Conditions 3 and 4 of Planning Permission 16/0697/HHO (Materials, Off-Street Parking /Driveway). Refused and enforcement action authorised to require the removal of the tarmac.

Consultee Response

LCC Highways – No objection.

Barley with Wheatley Booth Parish Council:

This application proposes the installation of a 2 metre strip of stone setts at the bottom of the drive. Barley Parish Council's grounds for **objection** are as follows:

1. Barley Parish Council is familiar with the "Conservation Area Design and Development Guidance" issued by PBC, the purpose of this document is to ensure that "a particularly high design standard preserves or enhances the character and appearance of the area". The buildings in the hamlet are all of sandstone construction and the vast majority of paths and drives are of natural paving stones or loose aggregate chippings and this contributes the character of the area.

Croft Barn is on the main thoroughfare for all traffic, it is a high profile property in terms of visibility and the new tarmac driveway is not only out of context with this imposing property but also with the

sandstone sett drive next door. A tarmac driveway falls short of the high standard expected in this conservation area as it is out of character with all the other riverside properties.

2. The 2 metres proposed strip of setts is unacceptable because:

a. A 2 metre strip of setts has no logical rationale and appears to be entirely arbitrary – it would be completely out of context with any other property in the Whitehough Conservation Area.

b. A 2 metre strip of setts will not match the immediately neighbouring driveway which has stone setts up to and slightly beyond its wooden gates. We note that gates have recently been installed to the top of the drive slope of Croft Barn making the contrast with the driveway next door even more stark. (NB The gates are not shown on the planning drawing submitted). The proposed 2 metre strip of setts will be short of the gates by approximately 4 metres, leaving a 4 metre length of tarmac drive in front of the gates.

c. If the driveway of Croft Barn does not match that of the next door property, then the '*stark contrast*' described in the report quoted above remains and the driveway would still be '*visually inappropriate for the Whitehough Conservation Area*'.

d. The minutes of the B&WP Committee meeting of 7 December noted that '*the applicant had professional advisors and has the full knowledge of the conditions. The development has proceeded without complying with the conditions and is unlawful*'. This further application for a 2 metre strip of setts has been submitted following both the report to the Committee and the comments made at the meeting regarding visual inappropriateness. The application appears contemptuous of both the report and the comments at the meeting. As stated above, the proposal of a 2 metre strip has no logical rationale and would still leave a 4m strip of tarmac in front of the new gates at Croft Barn and therefore is wholly unsatisfactory.

3. BPC is surprised that immediate enforcement action was not taken upon the refusal of the previous application (17/0606/CND) as resolved by the B&WP Committee on 7 December 2017. The original planning application (16/0697/HHO) stated that the access and two parking spaces were to be surfaced in setts and this should be complied with.

The Council therefore respectfully requests that this application is **refused** to preserve the essential character and significance of the Whitehough Conservation Area.

Conservation Officer:

The site is located within the Whitehough Conservation Area; the new driveway to Croft Barn is clearly seen on entering the hamlet. The essential character and significance of the CA derives from the consistency of the vernacular buildings of local stone and stone slate set adjacent to the stream and within a mature and informal wooded landscape setting.

The CA Design and Development SPD at 3.11 states that new road surfaces or verges should complement the surrounding architecture in design, materials, colour, texture and detailing. Para 3.14 states that a plain black bitmac finish will not usually be appropriate in CA's.

The new sections of stone wall at the front of the drive have been built to a high standard with local stone to match the adjacent characteristic dry stone boundary walls. The black bitmac which has been used to the driveway appears stark and inappropriate within this context of natural buff sandstone. The neighbouring driveway includes an area of natural stone setts from the road up to the timber front gates, which marks the private entrance off the access road; this design is repeated at several other houses throughout the hamlet, and the buff tones of the setts complement the surroundings.

The proposal to lay a 2m band of buff stone setts adjacent to the access road at the entrance to the driveway is welcomed; however as timber front gates have now been installed, the stone setts would be better laid right up to the gates in order that the surfacing appears consistent when seen from the road.

It would be advisable to condition a sample of the buff stone setts to be approved prior to installation.

Public Response

Nearest neighbours notified by letter. No public comments have been received.

Officer Comments

The principle of having a driveway here has been set by the granting of planning permission for it. The history of why we have reached this position is not relevant to the consideration of the planning merits of the case which revolve solely around whether the proposed materials are acceptable in the locality.

The site lies in a conservation area and the listed Buildings Act requires that in making any decision on an application in a conservation area regard must be had to the desirability of preserving and enhancing that area.

The NPPF states that in considering applications that affect designated heritage assets consideration should be given to the impact a development would have on the significance of the heritage asset with the more important the asset is the greater weight should be given to its preservation. Where there is harm to an asset if that harm is less than substantial that harm should be weighed against the public benefits of the proposal.

The impact the development would have relates to how it would merge into its surroundings and how prominent it would be. The properties in the locality have a range of styles and use of materials and there is no theme that can be seen that is regularly followed. The area is significantly tarmacked with other driveways being constructed of a range of materials. There is no wider context that the site can be seen in nor is there a pattern of development that were the development not to follow could be considered to be out of context with the remainder of the conservation area.

The scope of the impact is therefore limited to the immediate setting of the frontage of the site. Here the dominant features are the stone walls and the relationship with the adjoining driveway which is constructed of stone setts to the gate. The driveway to the application site has recently had a gate installed. The advice of the conservation officer is that it would be preferable for the setts to be installed to the gates and this is being pursued with the developer.

The tarmacked area beyond the gates in front of the house has no detrimental impact whatsoever on the conservation area and any requiring to have that in setts would be unreasonable and could not be justified at appeal.

Summary

Subject to final confirmation of the precise extent of the setts it is recommended that the application be approved.

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed use would be acceptable subject to appropriate conditions. The development complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: Approve

Subject to the following conditions:

1. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

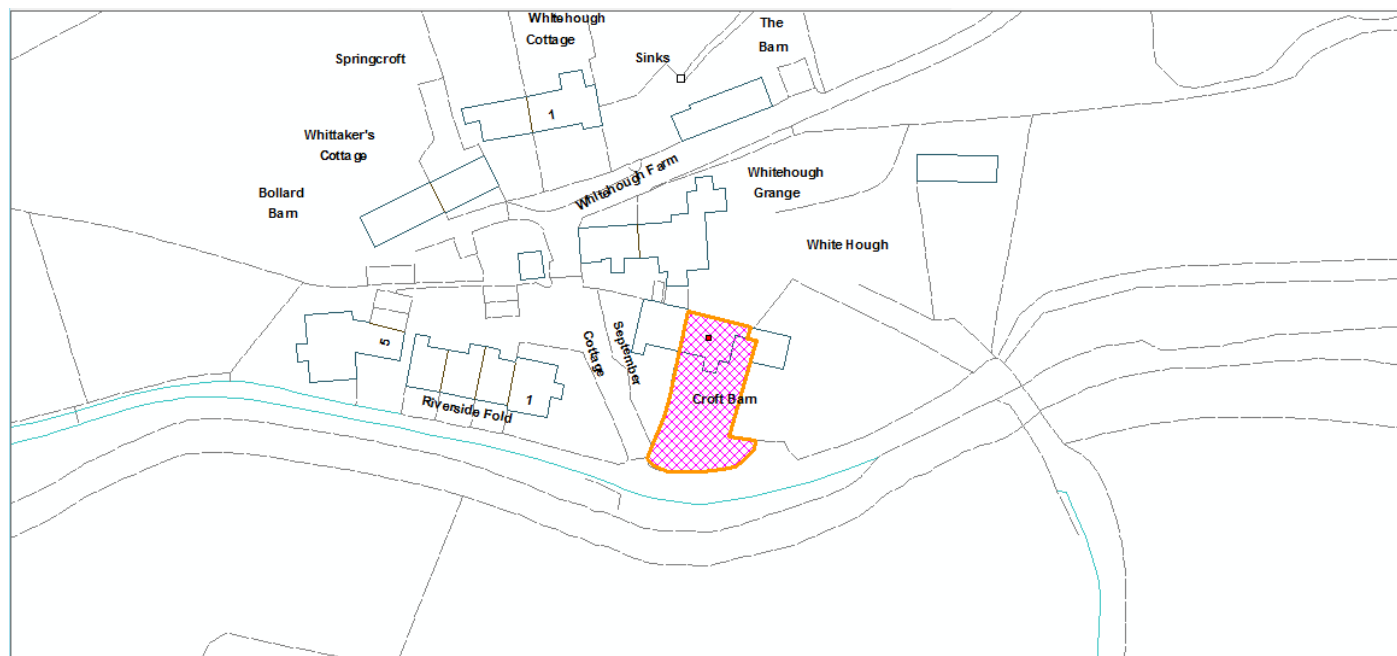
Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 2016/30/1C

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the installation of the setts a sample of them shall be submitted to and approved in writing by the Local Planning Authority

Reason: In order that the Local Planning Authority can assess their suitability for the area in order to protect and preserve the conservation area.



Application Ref: 17/0773/HHO

Proposal: Full: Retain section of driveway with 2m strip of stone setts to entrance

At: Croft Barn, Barley New Road, barley

On behalf of: Mr & Mrs Barry Sanderson

REPORT TO BARROWFORD AND WESTERN PARISHES COMMITTEE 8th FEBRUARY, 2018

Application Ref: 17/0714/VAR

Proposal: Variation of condition: Variation of condition 3 (Restriction of sale of goods) of Planning Permission 13/13/0542P for erection of food store.

At: E H Booth Ltd Halstead Lane Barrowford

On behalf of: E H Booth & Co Ltd

Date Registered: 1 December 2017

Expiry Date: 2 March 2018

Case Officer: Kathryn Hughes

Site Description and Proposal

The application site is Booths Store sited in Barrowford. The site has permission for a retail store.

This application seeks to vary condition 3 to allow for the sale of newspapers, magazines or journals.

Condition 3 states:

The principal use of the store shall be for the sale of convenience goods and not more than 20% of the gross internal floor area of the building of the main store shall be used for the display and sale of comparison goods. Notwithstanding this the retail unit shall not at any time be used for the sale of newspapers, magazines or journals.

Reason: To protect the vitality and viability of Barrowford local centre.

It is proposed to vary this condition to state:

The principal use of the store shall be for the sale of convenience goods and not more than 20% of the gross internal floor area of the building of the main store shall be used for the display and sale of comparison goods.

Reason: To protect the vitality and viability of Barrowford local centre.

Newspapers and periodicals are classed as convenience goods. Convenience goods are relatively inexpensive items that are purchased frequently for immediate use in readily accessible store with minimum effort

The principle of a retail store of this size was established when the original permission was granted in 2008 (13/07/0799P). The element of the condition relating to newspaper, magazine and journals was included at the request of Members and agreed by the Planning Agent representing Booths at that time. The matter for consideration therefore is the whether or not the store should be allowed to sell newspapers, magazines and journals at this time.

Although Booths agreed to Condition 3 being attached to that permission it is within their power to apply to vary this condition at any time. The Local Planning Authority is required to assess this variation and the implications that this may have on the Local Shopping Centre of Barrowford.

Relevant Planning History

13/13/0542P - Full: Major: Erection of food store (2014m²) and alterations to highway - Approved 12th December, 2013.

13/10/0316M1 - Non Material Minor Amendment - Vary condition 9 to enable culvert works to take place - Approved 8th November, 2010.

13/08/0390C2 - Approval of Details Reserved by Condition: Discharge of conditions 5, 8, 9, 12, 21 and 23 of planning permission 13/08/0390P - Split Decision issued 8th November, 2010.

13/10/0483P - Major: Full: Erection of food store (1900m²), construct car park and alterations to highway at Land off Halstead Lane incorporating the site of the former Pendle Brook Care Home , Park Mill, Halstead Lane and Gisburn Road - Approved 10th November, 2010.

13/10/0316P - Major: Full: Erection of food store (1631m²), construct car park and alterations to highway at Land off Halstead Lane incorporating the site of the former Pendle Brook Care Home , Park Mill, Halstead Lane and Gisburn Road - Approved 14th September, 2010.

13/10/0251P - Full: Major: Variation of Condition: 5, 8, 10, 12, 14, 15, 19, 20, 21, 22, 23, 29 and 31 of Planning Application 13/08/0390P (Original 13/07/0799P) - 'Erect foodstore containing car park and alterations to highways' - to change wording regarding timescales of Condition requirements - Approved 14th July, 2010.

13/08/0390P - Full: Major: Variation of condition No. 2 of planning permission 13/07/0799P to amend the car parking scheme to remove the White Bear car park element - Approved 8th September 2008.

13/07/0799P - Major: Full: Erection of food store (1516m²), construct car park and alterations to highway at Land off Halstead Lane incorporating the site of the former Pendle Brook Care Home , Park Mill, Halstead Lane and Gisburn Road - Approved 16th January, 2008.

13/06/0716P - Major: Full: Erection of food store (3,076m²) plus basement car park (1,485m²); construct car park and alterations to highways at land off Halstead Lane incorporating site of former Pendle Brook Care Home, Park Mill, Halstead Lane and Gisburn Road - Refused 5th February, 2007.

Consultee Response

LCC Highways – satisfied that there would be no traffic impact on the surrounding highway and therefore the proposal would not result in a highway safety concern.

Barrowford Parish Council – Raises concerns over this application in relation to:

- The need to preserve the viability and vitality of Barrowford and the villages local services;
- Failure to lodge an appeal regarding the restriction on the sale of goods following the original decision;
- Identification of Barrowford on the second tier of Planning Hierarchy for Local Service Centres;
- Concerns about losing Park News and the in-house Post Office;

- Concerns about loss of essential daily services e.g. newspaper deliveries;
- Allowing the sale of newspapers from Booths is not consistent with Paras 23-27 of the NPPF;
- Implications for the residents of wider areas such as Pendleside villages;
- Identification of Barrowford as a Local Service Centre as part of CS Policy SPD2;
- Identification of the Booths site falling outside of the currently defined Local Shopping Centre; and
- Factors that influence empty commercial premises in Barrowford.

Public Response

Nearest neighbours notified by letter. 176 responses received as well as a petition containing 1,671 signatures objecting on the following grounds:

- This could result in Barrowford losing its Post Office;
- The shop and post office are a lifeline to some villagers and businesses pay their takings in there;
- Booths voluntary agreed to this restriction and now to boost their finances they wish to go back on that promise. No one forced this restriction on them;
- Short time given for comments, three weeks over the festive period which includes three bank holidays appears rushed;
- Booths have stated a need for longer weekend availability this is provided by the Spar shop so no requirement for anything further;
- The newsagent provides part time employment for up to 7 employees which might be lost and as Booth's is up for sale this might mean further job losses;
- Booths will not open before 6am or provide deliveries;
- The local Council should support and encourage local businesses fully. We want to keep local shops and not be ruled by a supermarket which shouldn't have been given planning permission in the first place. We have already lost a grocers shop;
- There is a moral case that Booths is seeking to put at risk a local key service in the post office by competing with the local newsagent;
- If Booths choose to operate a free weekend newspaper scheme on Barrowford for card members as they do at other stores this would unfairly undercut the other newspaper businesses in Barrowford removing an important revenue stream from them;
- There are too many vacant shops in Barrowford;
- There is not sufficient demand to warrant another Newsagent outlet in Barrowford;
- The access to the local newsagent is also safe with the use of the free public car park and zebra crossing;
- Newspapers, magazine and journals are already available for sale at 3 retail premises on Gisburn Road with combined opening hours far greater than Booths;
- The sale of newspapers, magazines and journals will not make a significant impact to sales and with the withdrawal of free weekend papers from April, 2018 this could well increase trading profitability to Booths and invariably increase weekend trade for the local newsagent;

- Booths have already had a detrimental effect on some long standing businesses in Barrowford and the granting of this application will continue this detrimental effect in the village;
- The reason for the condition has not changed indeed it could be argued that there are now more empty shops than there were in 2013 when the original permission was given;
- You must know and take into account that the loss making Booths Supermarket chain were last summer near breaking their Banking covenant with a forensic review of Booths finances and operational review with Rothschild appointed to seek a buyer for the 28 store group business;
- I am of the opinion that Booths have misrepresented their intentions and commitments now this application has been submitted. Legally this should not have been allowed. These conditions were accepted and added to the contract and now that booths have achieved their build in Barrowford they wish to move the goal posts;
- Booths in Barrowford is not the only not to be able to sell newspapers – the Hesketh Bank store also does not sell newspapers; and
- There is already a huge amount of traffic in the village and this will only get worse if the post office closes again. This is bad for air quality and makes the road unsafe for cyclists and pedestrians especially young children.

Officer Comments

Compliance with Policy

The relevant adopted Pendle Local Plan policies for this proposal are:

Policy SDP2 set out the settlement hierarchy in the Borough with Barrowford classed as a Local Service Centre within the M65 corridor, which play a supporting role to the Key Service Centres and accommodate levels of new development to serve a local catchment.

Policy SDP5 seeks to ensure that new retail development should be in scale with the position a settlement holds in the retail hierarchy. Barrowford is classed as a Local Shopping Centre and plays a supporting role to the designated Town Centres by primarily servicing the everyday retail and service needs of the local catchment.

Policy WRK4 identifies that Town and Local Shopping Centres would be the primary focus for retail development in Pendle.

In Local Shopping Centres comparison retail development should be consistent with the scale and nature of the centre and not serve a borough-wide catchment.

In national terms the National Planning Policy Framework ("the Framework") provides guidance on vitality of town centres and customer choice and diverse retail offer which are relevant to this proposal.

Impact on Local Shopping Centre

The principle of the retail development and its impact on the Local Shopping Centre has been established with the previous approved scheme which has implemented. The issue therefore is that of the potential impact that varying of condition 3 to allow for the sales of newspapers, magazines and journals may have on the Local Shopping Centre

The most recent Local Shopping Centre health check for Barrowford was undertaken in June 2017, which coincides with the release of national vacancy rates by the Local Data Company.

Despite the current vacancy rates Barrowford Local Shopping Centre is relatively stable.

The sales of newspapers, magazines and journals would not be of a scale that would result in an adverse impact on the shopping centre over and above the impact already accepted by the council as being appropriate.

Use of Conditions

The National Planning Policy Guidance (NPPG) sets out the expectations on use of condition on planning decision.

It makes it clear that the objectives of planning are best served when attaching condition to planning permissions is carried out in a fair, reasonable and practicable way.

Section 70 (1)(a) of the Town and Country Planning Act 1990 enables the Local Planning Authority in granting planning permission to impose such condition as they think fit. This power must be interpreted in accordance with the National Planning Policy Framework (NPPF), the NPPG and relevant case law.

Para 203 of the NPPF states “Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions”.

Para 206 of the NPPF states “Planning conditions should only be imposed where they are:

- Necessary
- Relevant to planning and;
- To the development to be permitted;
- Enforceable;
- Precise and;
- Reasonable in all other respects.”

Any condition which fails to meet any of the six tests above should not be used. This applies even if the applicant suggests it or agrees on its terms or it is suggested by the members of a planning committee or a third party. Every condition must always be justified on its own merits on a case by case basis.

Conditions which place unjustifiable and disproportionate financial burdens on an applicant will fail the test of reasonableness.

In this case the policy test is whether the sale of newspapers, magazines and journals from this supermarket in an edge of the centre location would affect the vitality and viability of Barrowford Local Shopping Centre. The scale of this proposal would be minimal and clearly there is no justification for this restriction. Indeed there are at least three outlets within Barrowford which offer this service including the newsagent, Spar and Premier Shop. This is not reasonable or fair to the retailer as it restricts competition and would not meet the tests set out and therefore should be varied to remove this element and allow the occupier of the supermarket to offer

Summary

Based on the above it would be appropriate to vary this condition as requested and allow the sale of these goods to take place.

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The element of condition 3 is not necessary under current local or national policy. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: Approve

Subject to the following conditions:

- 1 The principal use of the store shall be for the sale of convenience goods and no more than 20% of the gross internal floor area of the building of the main store shall be used for the display and sale of comparison goods.

Reason: To protect the vitality and viability of Barrowford local centre.

- 2 The retail development hereby permitted shall not be permitted for the sale of retail goods in any part of the whole of the first floor except for cookery books and utensils in the part of the cafe area marked on a plan to be submitted to and approved in writing by the local planning authority. The plan shall be approved before any retail sales of cookery books and utensils takes place on the first floor and no retail sales shall take place at any point outside of the area so approved.

Reason: This proposal has been assessed against the net retail convenience floorspace proposed an increase in net retail floorspace above this remit would have a different impact upon the vitality and viability of existing town centres.

- 3 The supermarket shall not at any time be used unless and until the car parking shown on drawings P 5908 L(00) 10 revision 01 and P 5908 L(00) 11 revision 00 is completed in its entirety, marked out in accordance with the submitted drawing and available for use by customers of the supermarket.

Reason: In order to provide adequate car parking for the proposed store in the interests of highway safety.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device.

The visibility splays to be the subject of this condition shall be those indicated on the drawings, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority.

Reason: To ensure adequate visibility at the street junction or site access.

- 5 A minimum of 11 cycle racks and four motorcycle racks with appropriate signage shall be provided and remain available for use within the site in accordance with the approved plans.

Reason: In order to ensure that the development has the provision of sustainable infrastructure.

6 The approved Travel Plan shall be fully implemented at all times.

Reason: The site of the proposed building will attract significant numbers of visitors and in order to promote alternative forms of travel to the site a travel plan must be drawn up and implemented.

7 The approved parking spaces and turning areas shall thereafter always remain unobstructed and available for parking and turning purposes.

Reason: To allow for the effective use of the parking areas.

8 The approved Car Park Management Plan for the customer car park located to the east of Halstead Lane shall be operated in accordance with the approved Management Plan.

Reason: To ensure the satisfactory operation of the car park in the interests of highway safety.

9 The approved scheme for the enclosure of noise emitting plant and machinery with sound-proofing material shall be retained at all times.

Reason: To protect the amenities of occupiers of nearby properties from excessive noise.

10 Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with the approved scheme and shall be maintained in efficient working order thereafter.

Reason: In order to control the operation on site in the interests of the amenity of residents in the area.

11 The plant noise emission limits shall not exceed:

Daytime: 48 dB LAeq

Nighttime: 33 dB LAeq

as the nearest noise sensitive receptor.

The plant and equipment shall comply with the above limits and attenuate any specific tones as identified.

Reason: In order to control the noise emanating from the site in the interests of the amenity of residents in the area.

12 No deliveries shall be taken at or despatched from the site outside the hours of 7am and 10pm.

Reason: To protect the residential amenities of the occupants of nearby dwellings.

13 The use hereby permitted shall not be open to customers or any other persons not employed within the business operating from the site outside the hours of 8am and 10pm on weekdays and Saturdays and 10am and 4pm on Sundays, Bank or Public Holidays.

Reason: In order to safeguard the aural amenity of the area.

14 The servicing of the premises shall be carried out in strict accordance with a scheme to be agreed with the Local Planning Authority before the store is opened for business.

Reason: In order to prevent vehicles reversing across the footway crossovers on Gisburn Road or parking on the highway to load/unload goods

- 15 All surface water drainage from parking areas shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

Reason: To prevent pollution of the water environment.

- 16 Notwithstanding the submitted plans either 83 off-street car parking spaces shall be provided in accordance with a scheme to have been submitted and approved in writing by the Local Planning Authority prior to development commencing on site or alternatively the net retail floorspace for the proposed store shall not exceed 781 sq. m. without the prior written consent of the Local Planning Authority.

Reason: In order to ensure that the off-street parking provision is appropriate to the net retail floorspace of the store in the interests of highway safety and residential amenity.

- 17 All external lighting on the site shall at all times be so provided in strict accordance with the approved details.

Reason: In order to prevent light pollution to protect the amenity of the environment.

- 18 No process or storage of materials, goods, machinery or plant shall take place in the goods yard at any time that would preclude the use of the yard for delivery vehicles.

Reason: In the interests of highway safety.

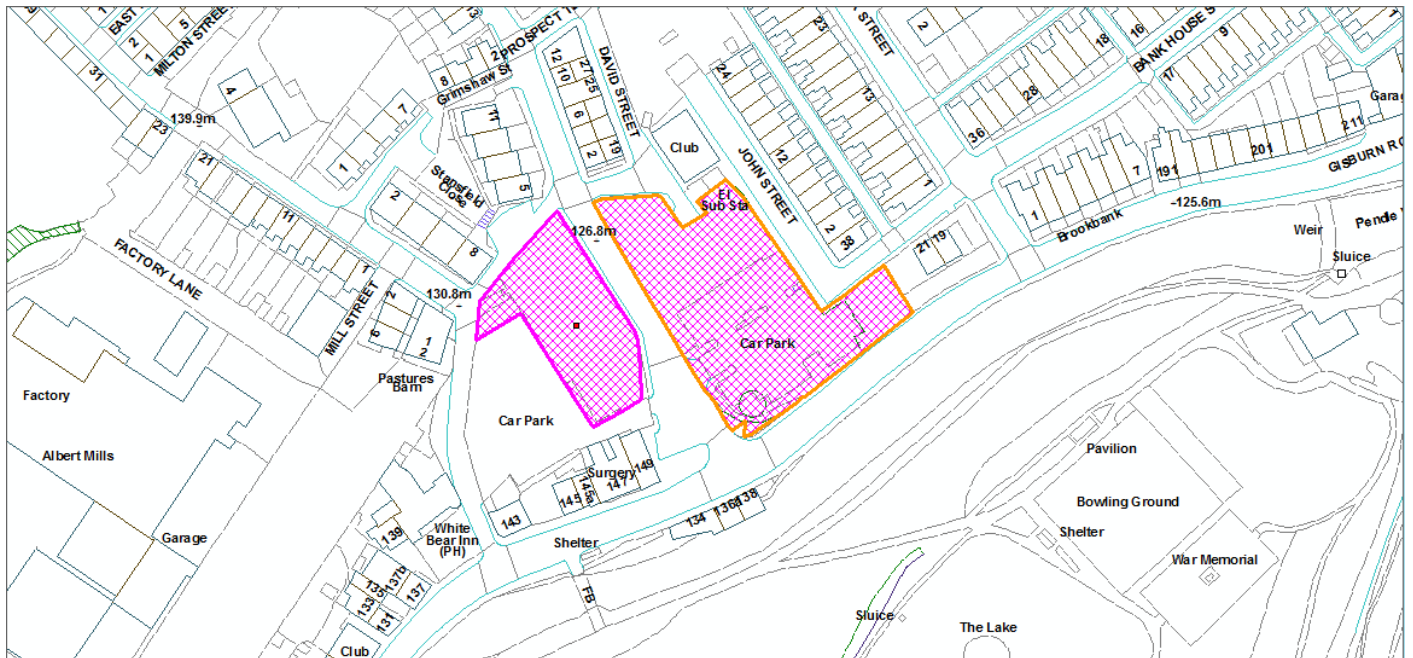
- 19 The development hereby permitted shall be carried out in accordance with the following approved plans:

P 5908 L(00) 01 00, P 5908 L(00) 10 01, P 5908 L(00) 11 00, P 5908 L(1-) 01 00, P 5908 L(1-) 02 01, P 5908 L(1-) 03 01, P 5908 L(1-) 04 01, P 5908 L(2-) 01 00, P 5908 L(2-) 02 00, P 5908 L(2-) 03 00, P 5908 L(2-) 04 00 & BS-BA-01 D.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 20 No deliveries of any kind shall be made with vehicles using the access to the site on Pasture Lane to enter the site. Pasture Lane shall only be used by delivery vehicles to egress from the site.

Reason: The use of Pasture Lane for deliveries would lead to a danger to highway users.



Application Ref: 17/0714/VAR

Proposal: Variation of condition: Variation of condition 3 (Restriction of sale of goods) of Planning Permission 13/13/0542P for erection of food store.

At: E H Booth Ltd Halstead Lane Barrowford

On behalf of: E H Booth & Co Ltd

Date Registered: 1 December 2017

LIST OF BACKGROUND PAPERS

Planning Applications

NW/MP

Date: 31st January 2018