

**Address:** Development Management  
Cheshire West and Chester Council,  
4 Civic Way, Ellesmere Port, CH65 0BE

**Tel:** 0300 123 7027

**Email:** [planning@cheshirewestandchester.gov.uk](mailto:planning@cheshirewestandchester.gov.uk)

**Web:** [www.cheshirewestandchester.gov.uk](http://www.cheshirewestandchester.gov.uk)



## Application for Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### 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.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Josh

Surname

Hickman

Company Name

The Coach House Little Sutton Ltd

### Address

Address line 1

361 Chester Road

Address line 2

Little Sutton

Address line 3

Little Sutton

Town/City

Ellesmere Port

County

Cheshire West And Chester

Country

Postcode

CH66 3RG

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Site Area

What is the measurement of the site area? (numeric characters only).

Unit

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

Change of use to a coffee shop/micro pub/bottle shop

The unit has commercial properties either side and a commercial office directly above.

We intend on keeping the character of the shop front as it is. We will only be repainting, repairing and modernising.

We would like to change the use of the ground floor unit that has previously been used as a bakery and more recently a flower shop. We intend on serving coffee, cakes and biscuits etc in the mornings. We will then transition into the sale of craft beers, wines and spirits in the afternoon and into the evenings. We do not intend on cooking at the premises but would like to be able to re-heat some food for sale as bar snacks, eg pies and sausage rolls. We will also offer a takeaway service for coffee and for some of our canned and bottled alcohol products, such as craft beers.

We would like to be able to play background music and also have occasional live music suitable for the modest and intimate space. A singer with an acoustic guitar for example. We will not be having any fruit machines in the unit. We would like to have TV's for showing TV or streaming music videos.

As detailed in the proposed layout we will be adding 2 toilets to the unit for the convenience of the patrons. These will utilise the existing common main drainage connection for the building into the mains sewer.

There is a requirement to have equipment/machinery in the unit. This will consist of fridges, coffee machine, ice maker, dishwasher, beer cooler / pumping unit etc, we will also be installing an air conditioning system as the unit currently has no heating. All of this equipment will create minimal noise and the majority if not all will be housed within the unit or its rear storage area. As such we don't feel it would result in significant adverse impact upon residential amenity from noise and disturbance.

We are proposing opening hours of:  
09:00 to 00:00 Monday to Sunday including Bank Holidays.

Given the modest size of the unit limiting the amount of patrons and the relaxed intimate environment, we don't feel that opening until 00:00 would give rise to significant adverse impacts on the health and quality of life of the neighbouring residents. There are no covered areas outside the unit that would encourage patrons to congregate after closing. The small number of patrons would disperse quickly with minimal creation of noise. Given the limitations on the number of patrons that can be accommodated in the unit at anyone time it is vital for the success of the business that opening hours are maximised. This will ensure that the business can operate and provide a community facility whilst also growing the local economy.

We feel that the proposed small drinking establishment will make a positive contribution to the vibrancy of the street scene and the local night-time economy, adding to the local offer of refreshment experiences for residents. Especially with the ongoing construction of new homes nearby.

Has the work or change of use already started?

- Yes  
 No

## Existing Use

Please describe the current use of the site

The unit was last used a a flower shop. Prior to this is was a bakery for a number of years.

Is the site currently vacant?

- Yes  
 No

If Yes, please describe the last use of the site

Flower shop

When did this use end (if known)?

dd/mm/yyyy

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

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

## Materials

Does the proposed development require any materials to be used externally?

- Yes  
 No

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes  
 No

## 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 may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes  
 No

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  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

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

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer  
 Septic tank  
 Package treatment plant  
 Cess pit  
 Other  
 Unknown

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 the plan(s)/drawing(s) references

Mains Sewer Connection detailed on existing and proposed layout drawings.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes  
 No

If Yes, please provide details:

To the rear of the unit there is suitable space to position waste disposal containers. This is already the case for the other commercial businesses.

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes  
 No

If Yes, please provide details:

We intend on segregating waste and recycling our bottles and cans sustainably.

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes  
 No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

The unit will need to have general waste and recycling bins. There is access to the rear of the property and the other units in the block have their waste bins located in this area. We would be looking to do the same.

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes  
 No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes  
 No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes  
 No

### Existing Employees

Please complete the following information regarding existing employees:



Full-time

0

Part-time

0

Total full-time equivalent

0.00

## Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

2

Part-time

2

Total full-time equivalent

3.00

## Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

**Use Class:**

Other (Please specify)

**Other (Please specify):**

Sui Generis - Public House, wine bar, drinking establishment

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

09:00

**End Time:**

00:00

**Saturday:**

**Start Time:**

09:00

**End Time:**

00:00

**Sunday / Bank Holiday:**

**Start Time:**

09:00

**End Time:**

00:00

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

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:

The unit will have fridges, Ice Machine for drinks, draught beer cooler / pumping unit. Air conditioning unit to provide heating and cooling as the unit currently doesn't have any heating or cooling. non of these machines produce excessive noise and will all be housed inside the unit or within the storage area.

Is the proposal for a waste management development?

Yes

No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

**Site Visit**

## 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?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

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

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes  
 No

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes  
 No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes  
 No

# Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

**Number:**

1

**Suffix:**

**Address line 1:**

Abbey Road

**Address Line 2:**

**Town/City:**

West Kirby

**Postcode:**

CH48 7EN

**Date notice served (DD/MM/YYYY):**

29/11/2023

**Person Family Name:**

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

Josh

Surname

Hickman

Declaration Date

29/11/2023

Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Josh Hickman

Date

2023/12/04