

## 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)
<input type="text" value="333951"/>	<input type="text" value="415903"/>

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Chris

Surname

Page

Company Name

Central Coop

### Address

Address line 1

Central Coop Support Centre

Address line 2

Alexandra House

Address line 3

Queen Street

Town/City

Lichfield

County

Country

Staffordshire

Postcode

WS136QS

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

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

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

## Site Area

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

0.19

Unit

Hectares

## 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

The proposal is to fully demolish the existing building and construct new like for like 2 storey, with additional single storey extension to form a new Cooperative Foodstore at ground floor with adjoining Sub-unit, with new shopfront, signage zones, reconfigured car park, residential amenity area and new secure yard/plant enclosure, including installation of external plant.  
To the first floor, the new development will create four residential units.

Has the work or change of use already started?

Yes

No

## Existing Use

Please describe the current use of the site

Partly demolished vacant 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)?

12/02/2021

**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

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Walls

**Existing materials and finishes:**

Brickwork and painted render

**Proposed materials and finishes:**

Brickwork and render to best match existing style

**Type:**

Roof

**Existing materials and finishes:**

Mixture of concrete tiled roof, and slates

**Proposed materials and finishes:**

Proposed concrete tiled roof to best match existing style and colour Proposed mansard/flat roof in materials to match

**Type:**

Windows

**Existing materials and finishes:**

Mixture of Upvc and timber painted white

**Proposed materials and finishes:**

New Aluminium framed to shopfronts, colour grey New rectangular Upvc to first floor to best match existing style, colour grey New curved Upvc to first floor to best match existing style, colour white

**Type:**

Doors

**Existing materials and finishes:**

Existing timber painted

**Proposed materials and finishes:**

Proposed aluminium framed to shopfront entrances, colour white Proposed steel doors to retail units, colour grey Proposed Upvc door to residential entrance, colour white

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

Mixture of brickwork walls (varying height), and timber fences

**Proposed materials and finishes:**

Existing brickwork walls retained New section of brickwork wall and railings to residential amenity area

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

16765-DB3-B01-00-DR-A-20001 Existing Floor Plans & Elevations  
16765-DB3-B01-00-DR-A-20002 Proposed Elevations  
16765-DB3-B01-00-DR-A-20003 Proposed Ground Floor Plan  
16765-DB3-B01-00-DR-A-20004 Proposed First Floor Plan  
16765-DB3-B01-00-DR-A-27001 Proposed Roof Plan  
16765-DB3-B01-00-DR-A-90001 Existing Site Plan  
16765-DB3-B01-00-DR-A-90002 Proposed Site Plan  
16765-DB3-B01-00-DR-A-90003 Block and Location Plan  
16765-DB3-B01-00-DR-A-90004 Proposed Landscaping Plan  
16765-DB3-B01-00-DR-A-90005 Proposed External Enclosure  
16765-DB3-B01-00-DR-A-90010 Proposed Street Scenes  
16765-DA-01 Central Coop Birkdale - Design and Access statement

## 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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

16765-DB3-B01-DR-A-90-002 Proposed Site Plan

## Vehicle Parking

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

- Yes  
 No

**Vehicle Type:**

Cars

**Existing number of spaces:**

20

**Total proposed (including spaces retained):**

28

**Difference in spaces:**

8

**Vehicle Type:**

Cycle spaces

**Existing number of spaces:**

0

**Total proposed (including spaces retained):**

4

**Difference in spaces:**

4

## 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

## Waste Storage and Collection

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

- Yes  
 No

If Yes, please provide details:

Refer to:  
16765-DB3-B01-00-DR-A-90002 Proposed Site Plan

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

- Yes  
 No

If Yes, please provide details:

Refer to:  
16765-DB3-B01-00-DR-A-90002 Proposed Site Plan

## Trade Effluent

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

- Yes  
 No

## Residential/Dwelling Units

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

- Yes  
 No

**Please note: This question is based on the current housing categories and types specified by government.**

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

## Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing  
 Social, Affordable or Intermediate Rent  
 Affordable Home Ownership  
 Starter Homes  
 Self-build and Custom Build

## Market Housing

Please specify each type of housing and number of units proposed

<b>Housing Type:</b> Flats / Maisonettes
<b>1 Bedroom:</b> 0
<b>2 Bedroom:</b> 4
<b>3 Bedroom:</b> 0
<b>4+ Bedroom:</b> 0
<b>Unknown Bedroom:</b> 0
<b>Total:</b> 4

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	0	4	0	0	0	4

## Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

## Market Housing

Please specify each existing type of housing and number of units on the site

<b>Housing Type:</b> Flats / Maisonettes
<b>1 Bedroom:</b> 0
<b>2 Bedroom:</b> 1
<b>3 Bedroom:</b> 1
<b>4+ Bedroom:</b> 0
<b>Unknown Bedroom:</b> 0
<b>Total:</b> 2

Existing Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown	Total
	0	1	1	0	0	2

## Totals

Total proposed residential units	4
Total existing residential units	2
Total net gain or loss of residential units	2

## 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

Please add details of the Use Classes and floorspace.

<p><b>Use Class:</b> A4</p> <p><b>Existing gross internal floorspace (square metres) (a):</b> 303</p> <p><b>Gross internal floorspace to be lost by change of use or demolition (square metres) (b):</b> 303</p> <p><b>Total gross new internal floorspace proposed (including changes of use) (square metres) (c):</b> 0</p> <p><b>Net additional gross internal floorspace following development (square metres) (d = c - a):</b> -303</p>
<p><b>Use Class:</b> Other (Please specify)</p> <p><b>Other (Please specify):</b> E</p> <p><b>Existing gross internal floorspace (square metres) (a):</b> 0</p> <p><b>Gross internal floorspace to be lost by change of use or demolition (square metres) (b):</b> 0</p> <p><b>Total gross new internal floorspace proposed (including changes of use) (square metres) (c):</b> 511</p> <p><b>Net additional gross internal floorspace following development (square metres) (d = c - a):</b> 511</p>

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	303	303	511	208

### Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

- Yes  
 No

If yes, please provide details of the tradable floor area:

<b>Use Class:</b> E(a) - Display/Sale of goods other than hot food
<b>Existing tradable floor area (square metres) (e):</b> 0
<b>Tradable floor area to be lost by change of use or demolition (square metres) (f):</b> 0
<b>Total tradable floor area proposed (including change of use) (square metres) (g):</b> 395
<b>Net additional tradable floor area following development (square metres) (h = g - e):</b> 395

Totals	Existing tradable floor area (square metres) (e)	Tradable floor area to be lost by change of use or demolition (square metres) (f)	Total tradable floor area proposed (including change of use) (square metres) (g)	Net additional tradable floor area following development (square metres) (h = g - e)
	0	0	395	395

### Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

- 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

Part-time

Total full-time equivalent

### Proposed Employees

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

Full-time

15

Part-time

15

Total full-time equivalent

15.00

## 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.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

**Use Class:**

Other (Please specify)

**Other (Please specify):**

E[a]

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

07:00

**End Time:**

22:00

**Saturday:**

**Start Time:**

07:00

**End Time:**

22:00

**Sunday / Bank Holiday:**

**Start Time:**

07:00

**End Time:**

22:00

**Use Class:**

Other (Please specify)

**Other (Please specify):**

E[b]

**Unknown:**

Yes

## Industrial or Commercial Processes and Machinery

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

- Yes  
 No

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

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

**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

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

First Name

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

Surname

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

Reference

DC-2023-01803

12/10/2023

Details of the pre-application advice received

My colleague, Mr Cooper, has copied me into the email correspondence with you regarding the demolition of the George Hotel.

Having discussed the matter with Mr Cooper and reviewed the planning legislation, I can confirm he is correct. The Town and Country Planning (General Permitted Development) Order 2015 allowed an applicant to apply to demolish a public house under the prior approval process. However, subsequent amendments to this now removes the demolition of a public house from being permitted development. This does not prevent a planning application being considered for the demolition and re-build of the building, but it does prevent a prior approval application from being an acceptable option.

I sincerely apologise for the inaccurate information provided to you in my previous correspondence and, subject to your agreement, I will discuss with my admin manager the transfer of any fees paid for the prior approval across to the subsequent planning application (i.e. your reference to 'full plans submission').

## 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

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No



# Certificate Of Ownership - Certificate A

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\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

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

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant  
 The Agent

Title

Mr

First Name

Richard

Surname

Smith

Declaration Date

19/12/2023

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

Richard Smith

Date

21/12/2023