

R O S S E N D A L E   B O R O U G H   C O U N C I L

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Town and Country Planning Act 1990

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PLANNING PERMISSION

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PART 1 - PARTICULARS OF APPLICATION:

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Application number: 94/128                      Date received: 21st March 1994  
Location of proposed development: 240 Grane Road, Haslingden, Rossendale

Particulars of proposed development:

CHANGE OF USE OF EXISTING PART COMMERCIAL RESIDENTIAL FIRST FLOOR TO ADDITIONAL RESTAURANT FLOORSPACE

Name and address of applicant:  
Mr S K Tang  
16 Causeway Head  
Haslingden  
Rossendale

Name and address of agent  
Mr S K Tang  
16 Causeway Head  
Haslingden  
Rossendale

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PART 2: PARTICULARS OF DECISION

The Rossendale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that PERMISSION HAS BEEN GRANTED for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.

SEE SEPARATE SHEET FOR FURTHER CONDITIONS, REASONS AND NOTES (if any).

Reason:-

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Date 10th June 1994

Borough Engineer and Planning Officer: Stubbylee Hall, Bacup, Lancs OL13 0DE  
(See separate page for general information and guidance on post-decision procedures).

94/128

CONDITIONS, REASONS AND NOTES:

2. Within three months of the date of this permission the car park shall be fully surfaced and twenty spaces marked out in accordance with the car parking scheme received on the 16 May 1994. Reason: To allow for the effective use of the car parking areas.
3. In accordance with the first floor plan of the building, there shall be no more than 36 diners or persons waiting to dine at any one time. Reason: For the avoidance of doubt and to ensure the residential amenities of the adjoining dwellinghouse are protected.
4. The first floor use hereby approved shall not be used for any purpose after 22.30 hours any evening. Reason: For the avoidance of doubt and to ensure the residential amenities of the adjoining dwellinghouse are protected.

No BR received

# Planning Application

Please read the accompanying notes before answering each question. Please complete in BLOCK LETTERS

Date received 21/3/94

Fee paid £ 140.00 Receipt No. 119404

Cash.

## Question 1

Name and Address of Applicant

Mr. S. K. TANG.  
 16 Causeway Head.  
 Haslingden, Rossendale  
 Postcode BB4 4DW.  
 Tel. No.

## Question 1a

Name and Address of Agent

Planning Application Number

14/94/128

Postcode

Tel. No.

Received 21 MAR 1994

(Contact's name)

## Question 2

Address or Location of Application Site - indicate on the plan any adjoining land you own or control

Mr. S. K. TANG.  
 240. Grane Road.  
 Haslingden, Rossendale

## Question 3

Accurate description of the proposed development (including site area if known) CHANGE OF USE

EXTEND RESTERAUNT TO  
 1st FLOOR

## Question 4

Type of application

Please State Yes or No

- a. Full application for a change of use not involving any building works  YES
- b. Full application for a change of use and/or new building/engineering work or alterations
- c. Outline application for the erection of building(s)
- (i) Please state yes/no which matters, if any, are being applied for
 

Siting	Design	Means of Access	External Appearance	Landscaping
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- (ii) For residential development give number and type of dwellings (indicate on separate sheet if necessary)
- d. Reserved Matters application
  - (i) Please give reference number of outline permission .....
  - (ii) Please state yes/no which reserved matters are being dealt with in this application
 

Siting	Design	Means of Access	External Appearance	Landscaping
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- e. Continuation of Temporary Permission  
Please give reference number of previous permission .....
- f. Modification or Removal of a Condition  
Please give the number of the planning permission and the relevant condition .....

**Question 5 Access**Please State  
Yes or No

- Does the proposal involve
- a new vehicular access?
  - a new pedestrian access?
  - an altered vehicular access?
  - an altered pedestrian access?

**Question 6 Trees**Please State  
Yes or No

Does the proposal affect any trees?

 NO
**Question 7 Existing Uses**Describe the existing or, if vacant,  
the last use(s) of the site

BED AND BREAKFAST

**Question 8 Additional Information**Please State  
Yes or No

- a. Is the application for industrial, office, shopping or other commercial use? If so, please complete Part 2
- b. Is the application for or associated with the winning and working of minerals or waste disposal? If so, please complete Part 3

 YES

 NO
**Question 9 Drainage/Water Supply**

- a. How will surface water be dealt with?
- b. How will sewage be dealt with?
- c. How will water be supplied?

**Question 10 Materials**

If building works are proposed please describe all external materials, including roof materials (e.g. brick walls, colour, make and type and show them on your plan)

**Question 11 Plans**

Please list the drawings and plans submitted with this application form (4 sets are required)

**Question 12 Section 26 Certificate 'Bad Neighbour' Development**Please State  
Yes or No

Is a Section 26 Certificate for 'Bad Neighbour' Development needed?

 NO

If so is a completed Section 26 Certificate and a copy of the press notice attached?

**Question 13**

Please read and then sign the following statement

**Declaration**

I wish to apply for planning permission for the development described in this application and accompanying plans and enclose the fee of £

Signed .....

..... (Applicant/Agent)

Date.....

21/3/94

**Question 14**

Certificate under Section 27 of the Town and Country Planning Act 1971

I hereby certify that no person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application. None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed .....

..... (Applicant/Agent)

Date.....

21/3/94

# Planning Application (Part 2)

Application No.

Town and Country Planning Act 1990

Additional information in respect of Shopping, Office, Industrial or Other Commercial Use

Please read notes overleaf before filling in this form.

Please complete each section.

## Question 15

### Nature of Proposed Development

A. Please indicate which of the following is involved in the development:

- Shopping  Office  Industrial  Other (please specify)

B. If the proposal forms part of a larger scheme or is to replace existing buildings, please provide as much detail as you can about your ultimate development.

Planning Application Number  
 RES 7A/94/128  
 Received 21 MAR 1994

## Question 16

### Industrial Development only

Describe the type of work and the machinery involved.

X

## Question 17

### Floorspace

Please State Yes or No

Is any new floorspace created/  
 If yes, please complete A and B.  
 If no, please complete B.

- A. The proposal involves a change in floorspace from approx..... sq.m. to approx. .... sq. m. This new total includes the following floorspace:-  
 Shopping ..... sq. m. Office ..... sq.m. Industrial ..... sq.m. Other .....sq.m.
- B. The existing floorspace includes:-  
 Shopping .....sq.m. Office.....sq.m. Industrial.....sq.m. Other .....35.....sq.m.

## Question 18

### Employment

How many staff are employed at present?

Shopping ..... Office ..... Industrial ..... Other .....

How many staff will be employed?

Shopping..... Office ..... Industrial ..... Other .....7.....

## Question 19

### Parking Arrangements

Describe the car parking and servicing arrangements and show them on your plan.

AS EXISTING

## Question 20

### Traffic

Estimate the number of vehicles visiting the site each day.

15

## Question 21

### Hazardous Materials

Does the proposal involve the use or storage of hazardous materials?

(Read Note 21 carefully).

If yes, please state which materials.

Please State  
Yes or No

NO

## Notes

This form provides additional information in respect of applications for shopping, office, industrial and other commercial development.

## Question 15

**Nature of Proposed Development** - The planning department would like to know about your proposal, for example is it part of a larger scheme for which planning permission will be sought at a later date, or is it intended to replace existing premises which are becoming unsatisfactory?

## Question 16

**Industrial Development** - The information provided about the processes to be carried on and the type of machinery used will enable the local planning authority to determine the type of industry involved, i.e. Classes B1 to B7 in the Town and Country Planning (Use Classes) Order 1987.

## Question 17

**Floorspace** - Gross floorspace is the whole area enclosed by the building, net floorspace excludes circulation space and joint services, e.g. toilets.

NO CHANCE

X

## Question 18

**Employment** - This information is helpful to the department, but it is appreciated that at the planning stage the figures may only be an approximation.

## Question 19

**Parking** - All developments will normally be required to provide appropriate car parking and servicing space. Details of the County Council's Car Parking Standards can be obtained from the planning department and staff are available to advise on this matter.

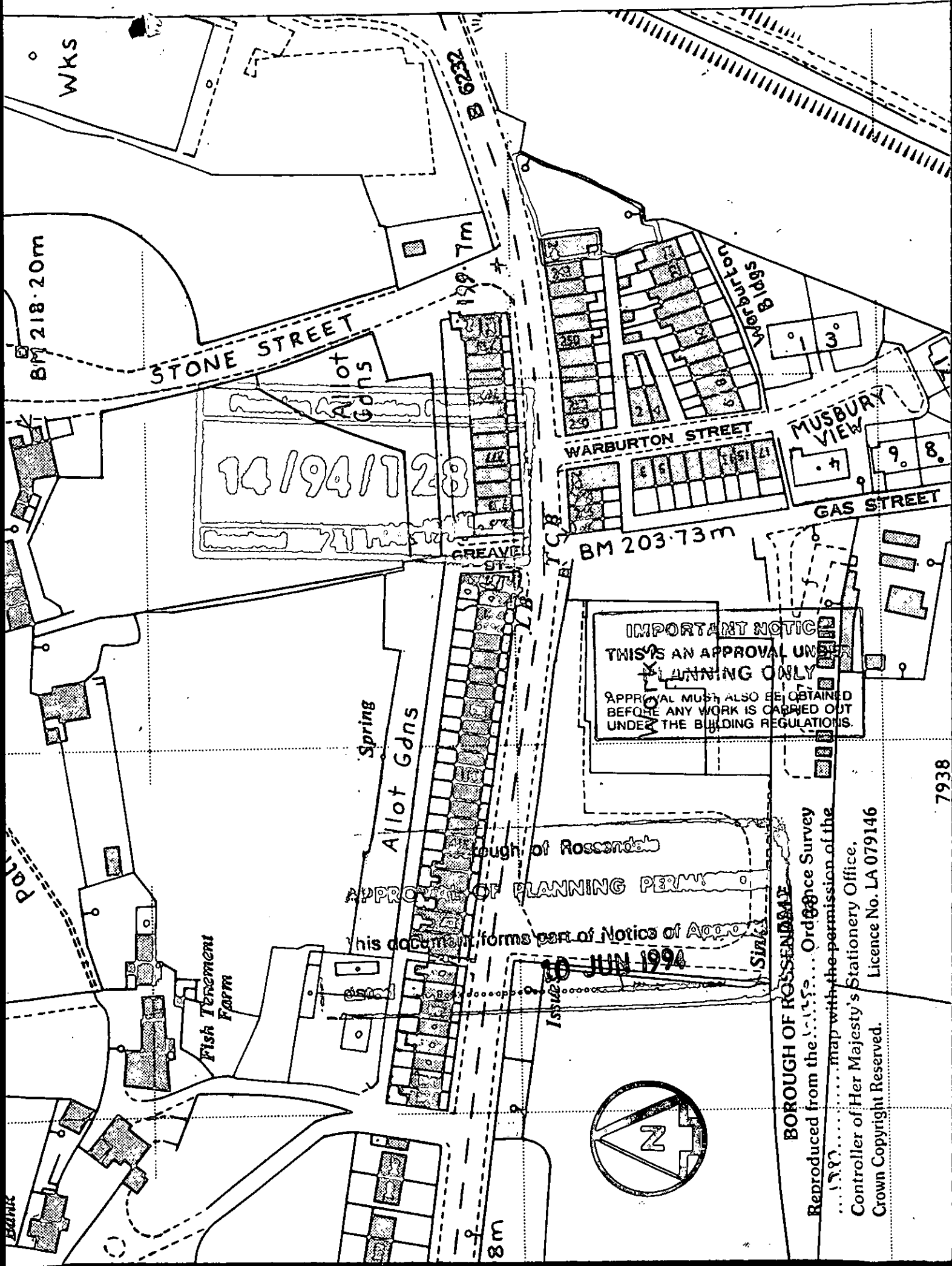
## Question 20

**Traffic** - An estimate of the number of vehicles, other than those of individual employees driving to work, will enable the department to assess the impact of the development on surrounding roads.

## Question 21

**Hazardous Materials** - These are defined by regulations set down by the Government and a current list is available at the planning office, form HM. If the proposal involves the use or storage of any of the materials on this list, then please provide as much detail as you can in answer to Question 21.

ORDNANCE SURVEY

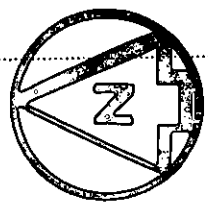


14/94/728

IMPORTANT NOTICE  
THIS IS AN APPROVAL UNDER  
PLANNING ONLY  
APPROVAL MUST ALSO BE OBTAINED  
BEFORE ANY WORK IS CARRIED OUT  
UNDER THE BUILDING REGULATIONS.

Borough of Rossendale  
APPROVAL OF PLANNING PERMIT  
This document forms part of Notice of Approval

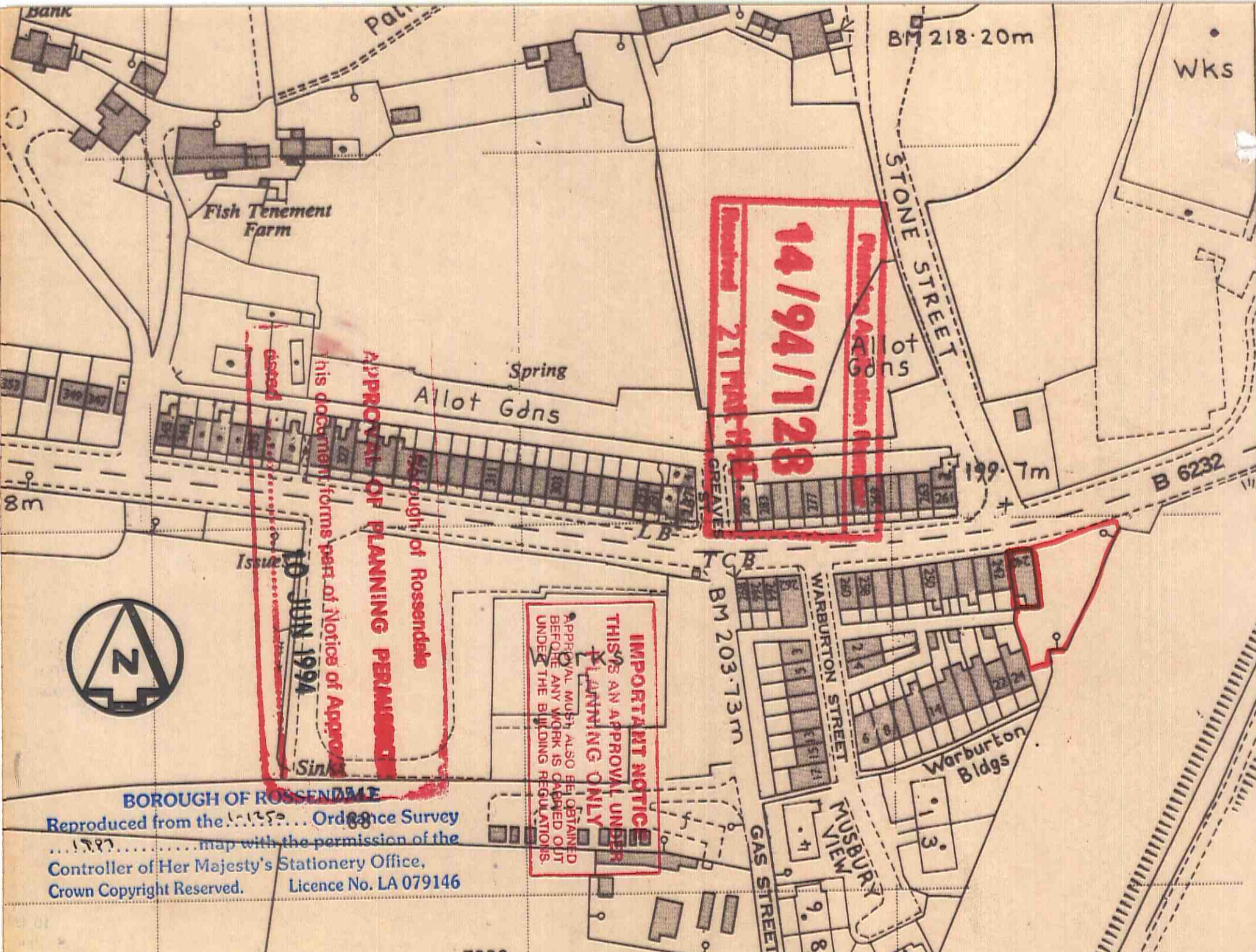
10 JUN 1994



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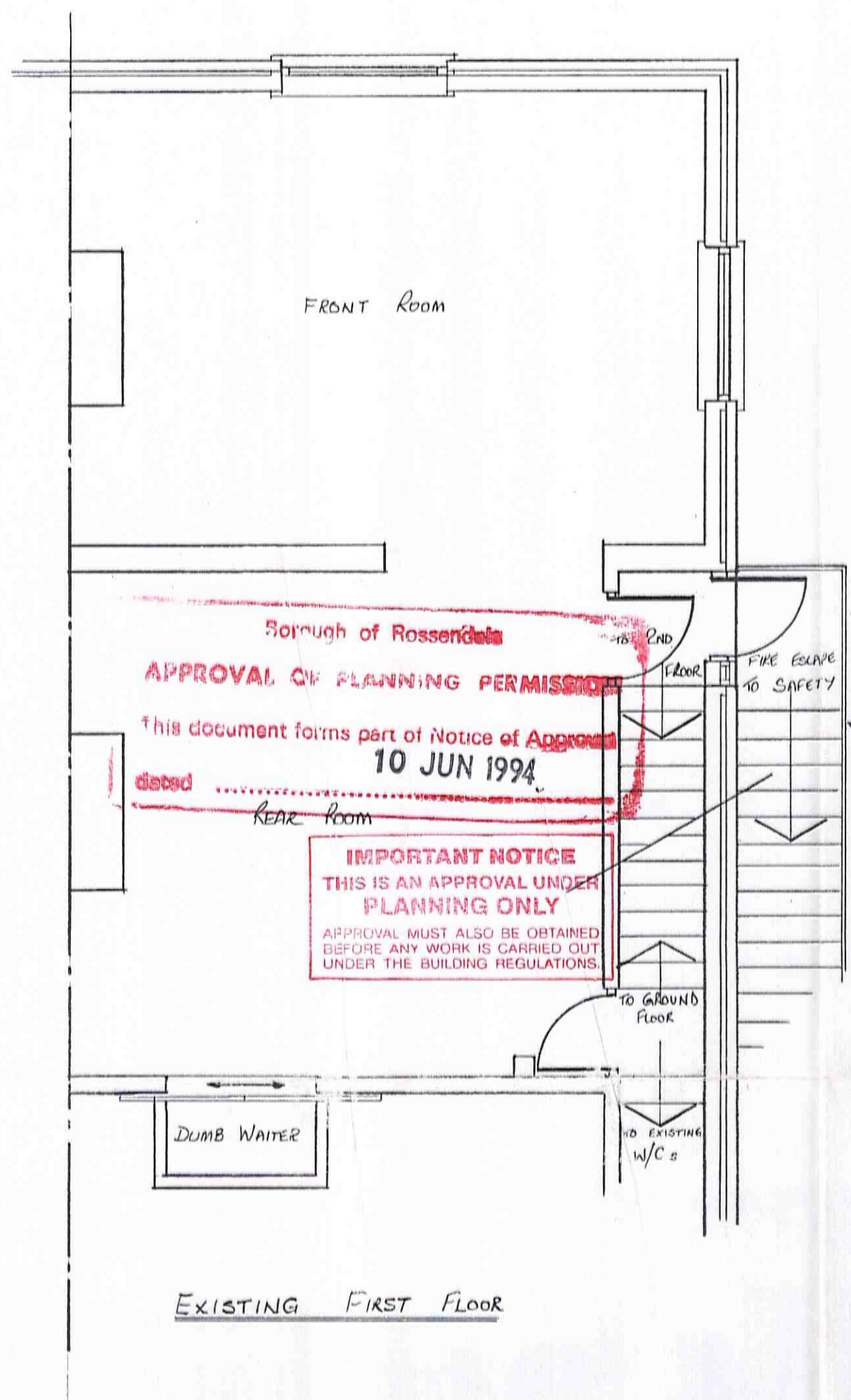
**14/94/128**  
Allot Gdns  
21 METERS

**APPROVAL OF PLANNING PERMISSION**  
10 JUN 1994

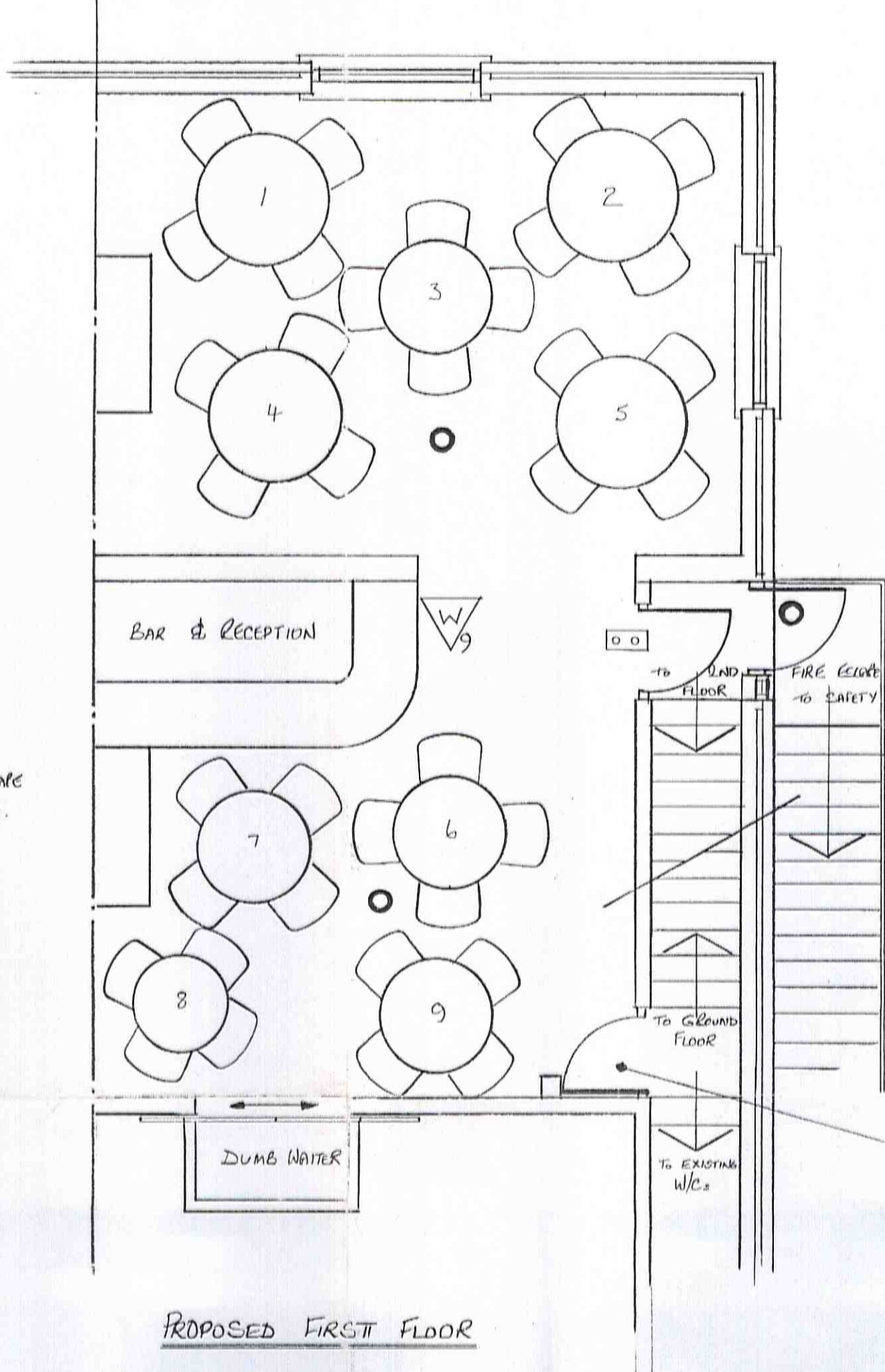
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EXISTING FIRST FLOOR



PROPOSED FIRST FLOOR

- KEY
- EMERGENCY LIGHTING POINTS
  - ▽ W9 FIRE EXTINGUISHER WATER TYPE
  - ILLUMINATED EMERGENCY EXIT BOX

EMERGENCY FIRE ESCAPE  
CONSTRUCTED OF M.S.

EMERGENCY FIRE ESCAPE  
CONSTRUCTED OF M.S.

DOOR TO BE FIRE RESISTANT (1/2 HR MIN)  
WITH SELF CLOSER. PROVIDE INTUMESCENT  
STRIPS AND FLEXIBLE EDGE SMOKE SEAL. PROVIDE BRITISH STANDARD SYMBOL BOTH SIDES  
"FIRE DOOR KEEP SHUT"

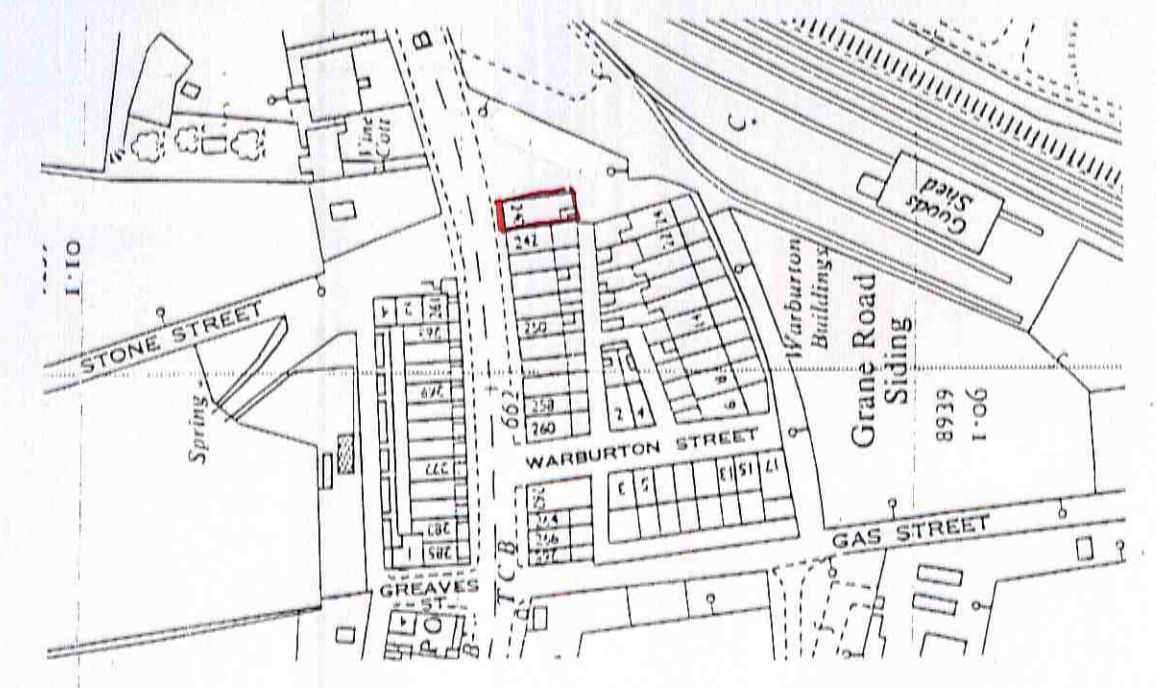
PROPOSED CHANGE OF USE

OF FIRST FLOOR  
AT VALLEY CANTONESE RESTAURANT  
240 GRANE ROAD  
HASLINGDEN

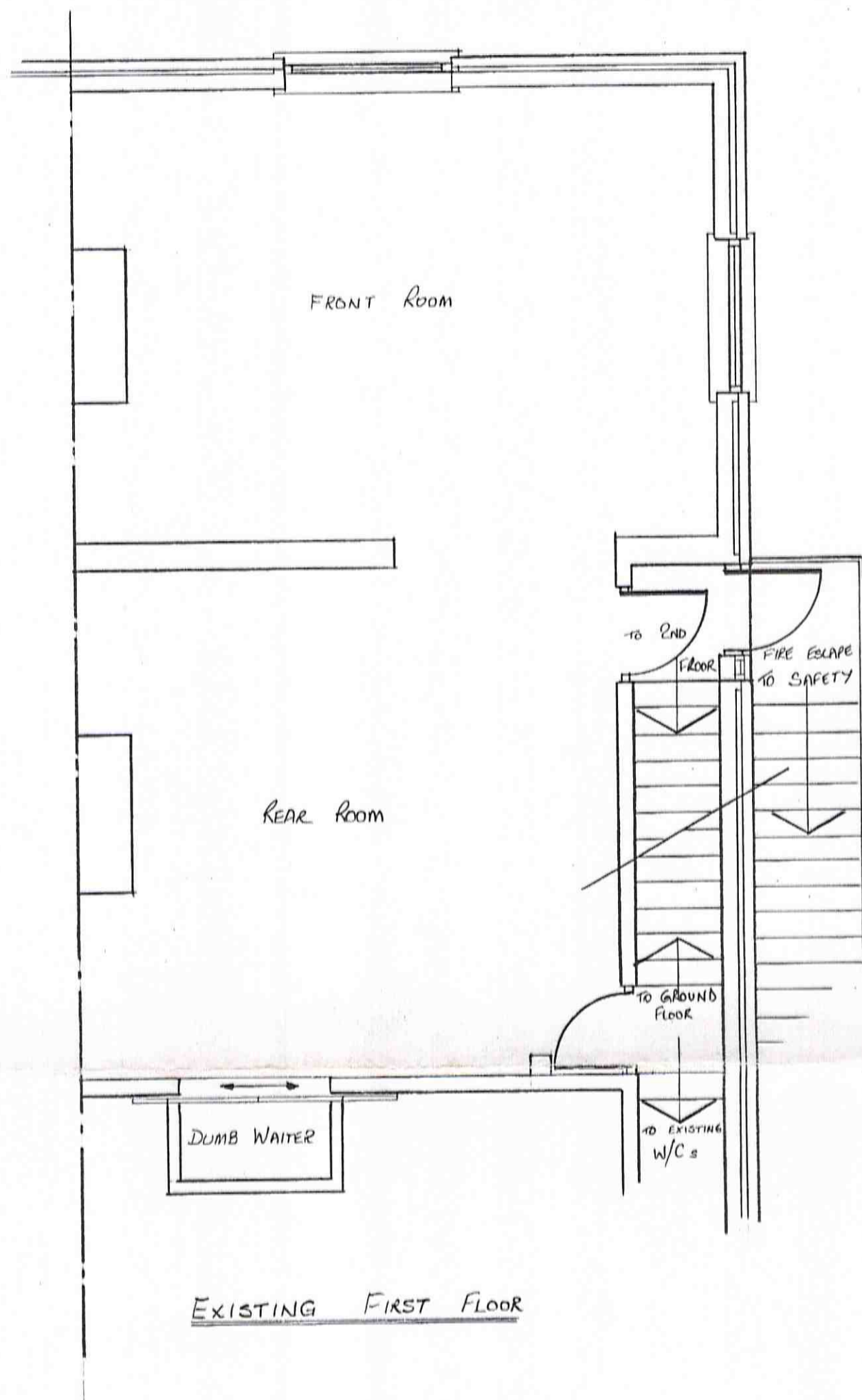
SCALE 1:50

DRAWN BY:- MR. M.Y. RAJUL  
12 FERNDALE  
BLACKBURN  
BB1 5HH  
TEL. (0284) 672169

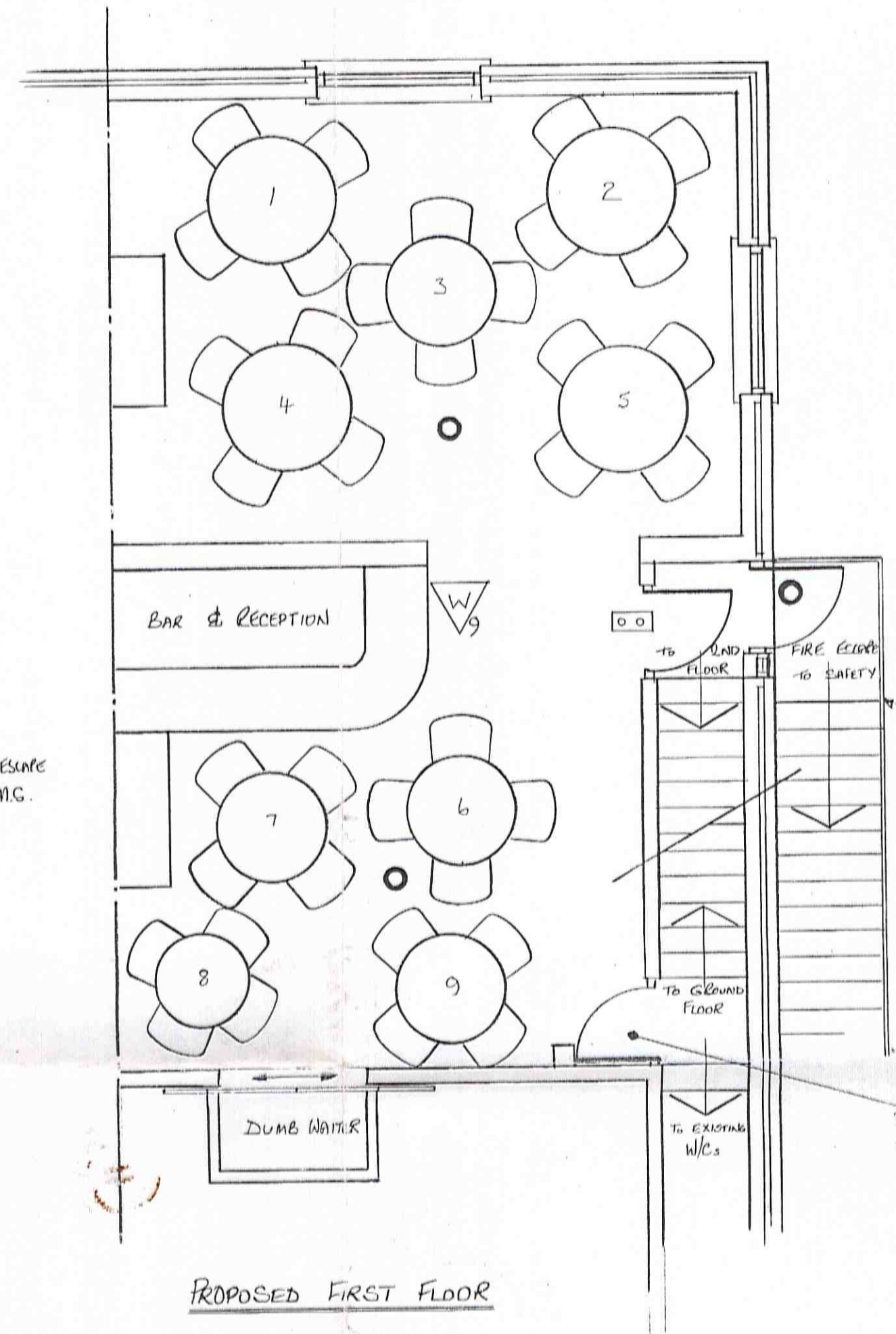
BLOCK PLAN 1:1250







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PROPOSED CHANGE OF USE  
OF FIRST FLOOR

AT VALLEY CANTONESE RESTAURANT  
240 GRANE ROAD  
HASLINGDEN

SCALE 1:50

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BLOCK PLAN 1:1250

