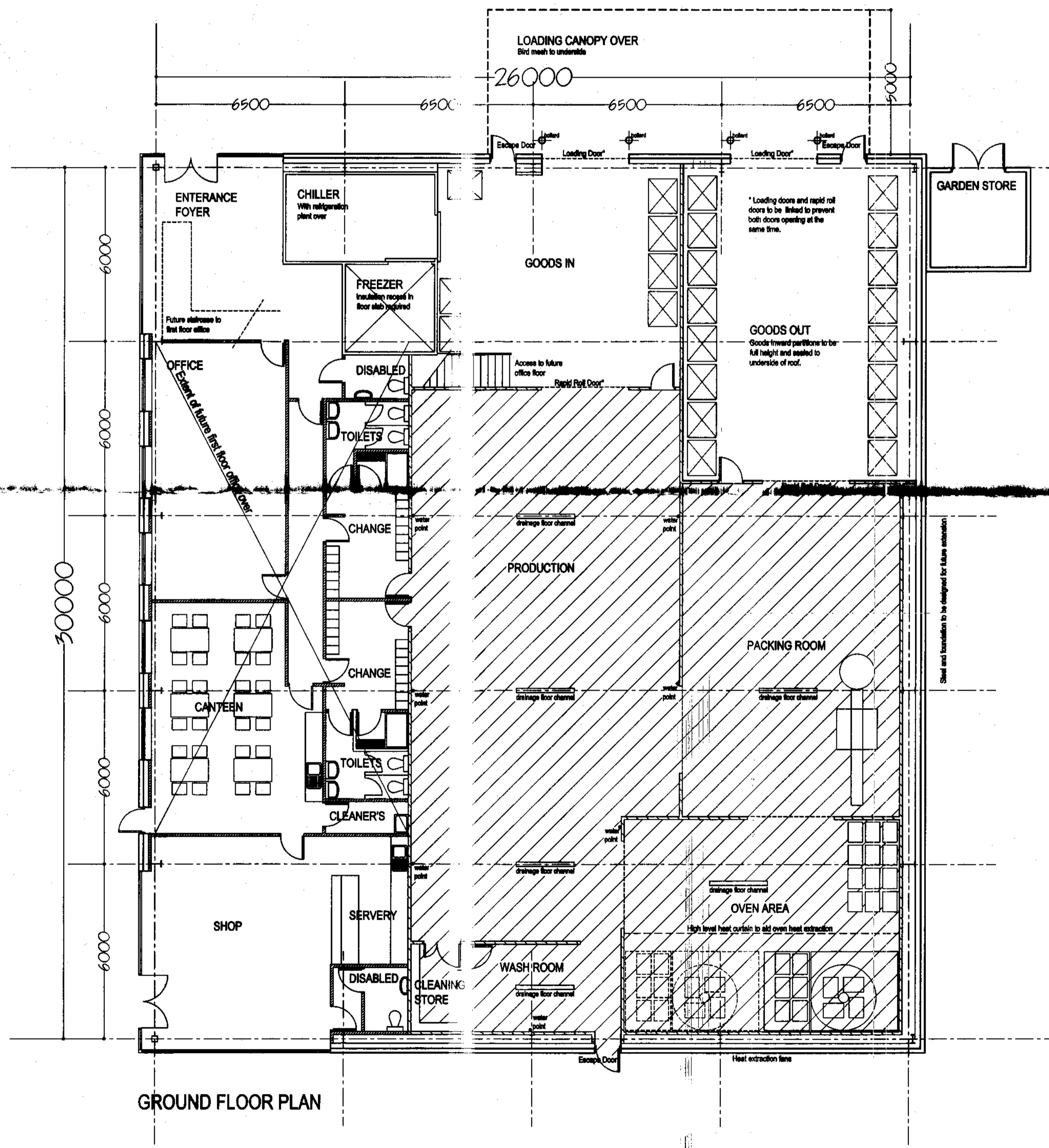
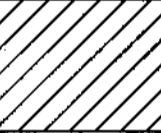
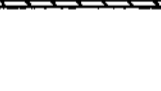
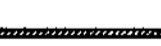


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GROUND FLOOR PLAN

- NOTES:
-  AREA TO HAVE SPECIALIST EPOXY FLOOR FINISH SUITABLE FOR A FOOD SAFE ENVIRONMENT WITH A 'WALK ON' CEILING OVER @ MIN. 3.500m HIGH.
  -  SPECIALIST INTERNAL COMPOSITE PARTITIONING SYSTEM EUROBOND PERFORMA OR SIMILAR APPROVED ON RAISED STAINLESS STEEL KERBS BY KEMTILE OR SIMILAR APPROVED SEALED TO FLOOR FINISH PROVIDE NETTING ABOVE PARTITION TO WAREHOUSE TO UNDERSIDE OF ROOF CONSTRUCTION
  -  BLOCKWORK OR PASTERBOARD PARTITION
  - SECURITY:  
ALLOW FOR FULL SECURITY SYSTEM WITH SURVEILLANCE CAMERAS TO SERVICE YARD AND ENTRANCE DOOR ACCESS CONTROL.
  - \*LOADING DOORS AND RAPID ROLL DOORS INTO WAREHOUSE AREAS ARE TO BE LINKED TO PREVENT BOTH DOORS OPENING AT THE SAME TIME WITH MANUAL OVERRIDE FOR EMERGENCY MEANS OF ESCAPE.

PROPOSED NEW BAKERY  
ENTERPRISE WAY  
WHITBY BUSINESS PARK  
FLOOR PLAN AND ELEVATIONS

Scale: 1:100 Date April 06 No. 1252/P2



**Barnfield**  
construction  
Barnfield  
Construction Limited

Building and Civil Engineering Contractors  
Kenyon Road  
Lomashaye Industrial Estate  
Preston, Lancashire BB9 5SP  
Telephone: (01282) 442300 (5 lines)  
Fax: (01282) 442301

**Craven** Ribbles Court, 1 Mead Way  
Shuttleworth Mead  
Business Park  
Padiham, Burnley  
BB12 7NG  
Tel: 01282 770000  
Fax: 01282 770091  
Email: tech@cravendesign.co.uk

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ENTERPRISE WAY

New Site Access

New Footpath to Existing Access Road

New Footpath to Existing Access Road

FUTURE PARKING FOR EXTENSION

TURNING

STAFF PARKING 14No

9000 sq.ft. FOOTPRINT

Staff Entrance

Staff Seating Area

SERVICE YARD

External Store

Skip and Compactor

SITE FOR FUTURE 9000 sq.ft. FOOTPRINT

FUTURE SERVICE YARD

Rev.B: Staff seating area moved 8/11/06.  
Rev.A: Service yard increased, external store, loading canopy and skip/compactor area added 2/8/06.

PROPOSED NEW BAKERY  
ENTERPRISE WAY  
WHITBY BUSINESS PARK

SITE LAYOUT PLAN

Scale: 1:200 Date April 06 No. 1252/01B



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construction  
Barnfield  
Construction Limited

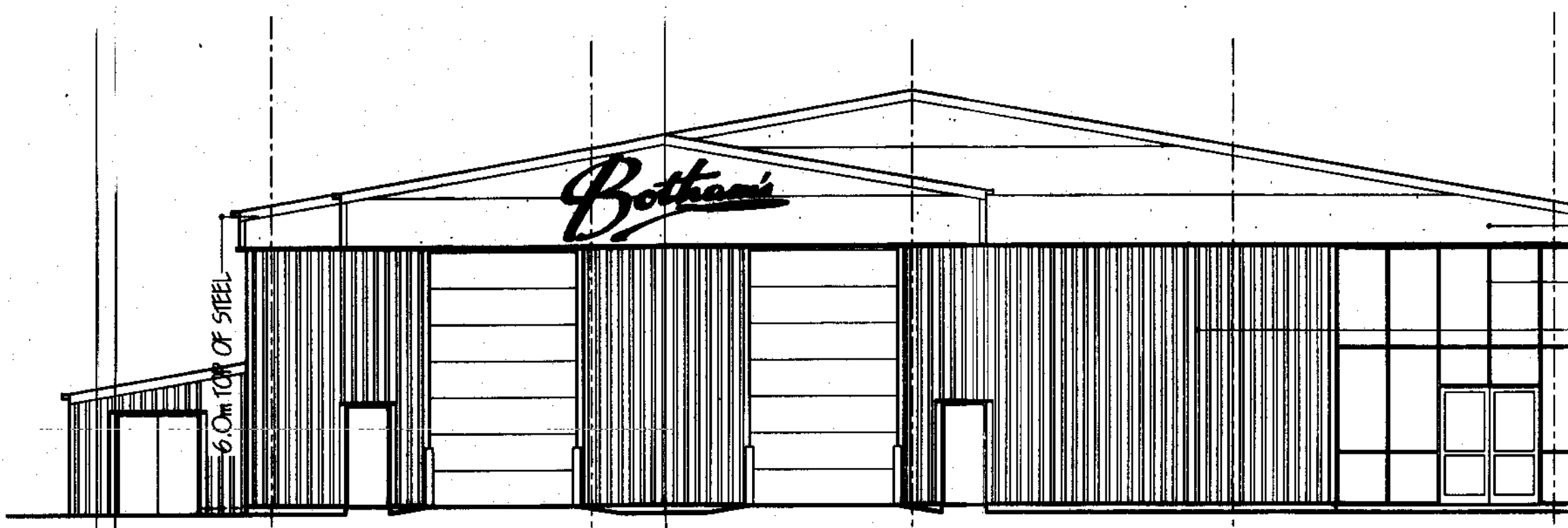
Building and Civil Engineering Contractors  
Kenyon Road  
Lonsdale Industrial Estate  
Nelson, Lancashire BB9 5SP  
Telephone: (01282) 442900 (5 lines)  
Fax: (01282) 442901

**CRIVEN** Ribble Court, 1 Mead Way  
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Business Park  
Padiham, Burnley  
BB12 7NG  
Tel: 01282 778094  
Fax: 01282 778091  
Email: hcr@crivendesign.com  
**partnership**  
Architectural Services

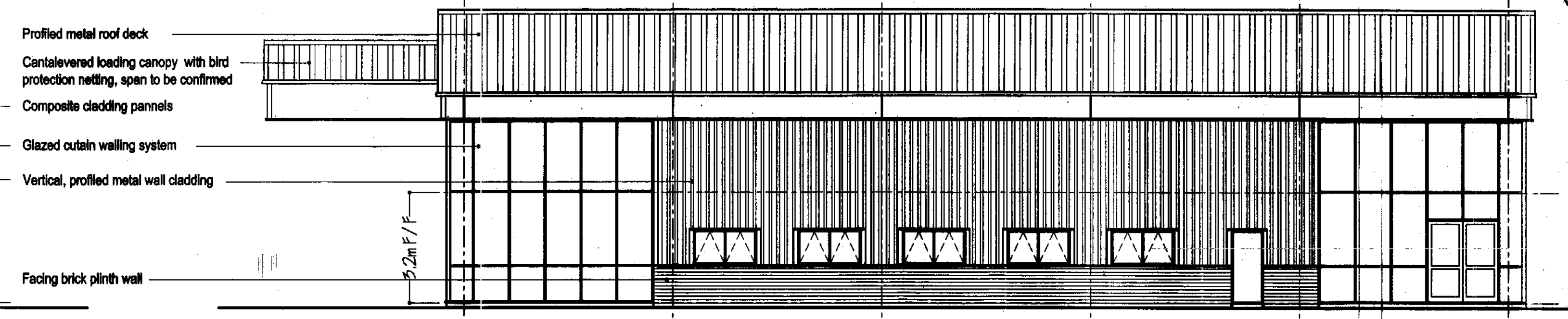
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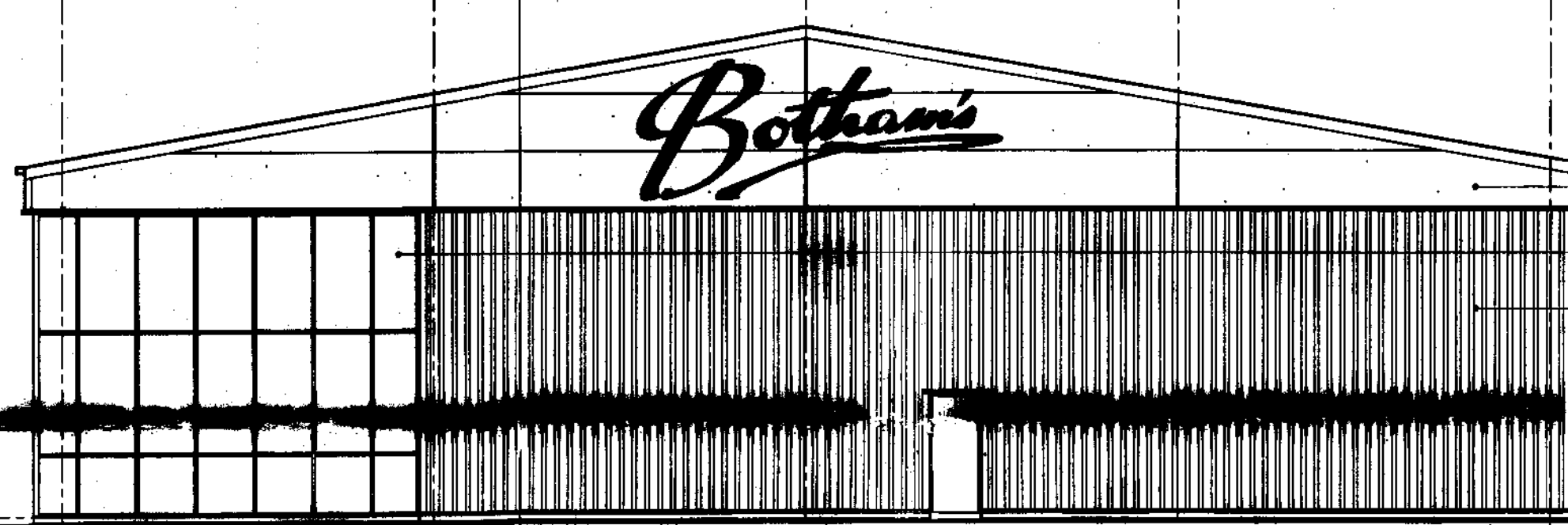
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26 APR 2007  
2007 / 0352 / FL



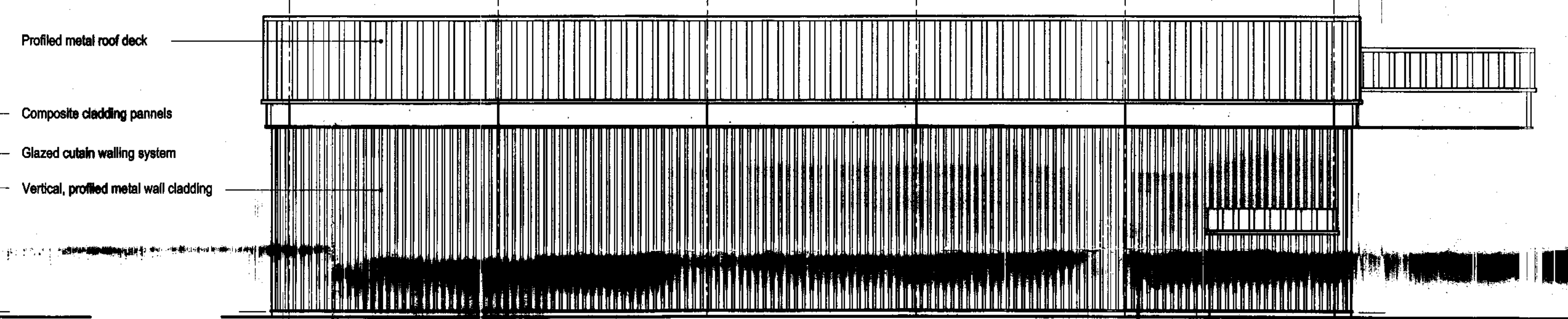
NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

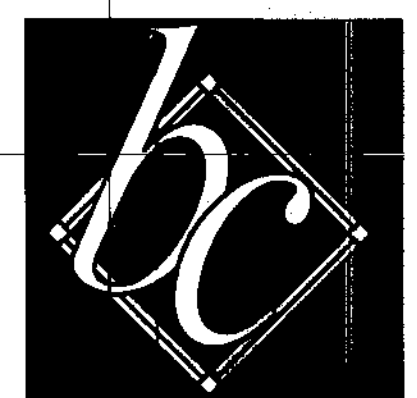


SOUTH EAST ELEVATION

PROPOSED NEW BAKERY  
ENTERPRISE WAY  
WHITBY BUSINESS PARK

ELEVATIONS

Scale: 1:100 Date April '06 No. 1252/P3



**Barnfield**  
construction

Barnfield  
Construction Limited

Building and Civil Engineering Contractors  
Kenyon Road  
Lonsdale Industrial Estate  
Nelson, Lancashire BB9 5SP

Telephone: (01282) 442388 (5 lines)  
Fax: (01282) 442381

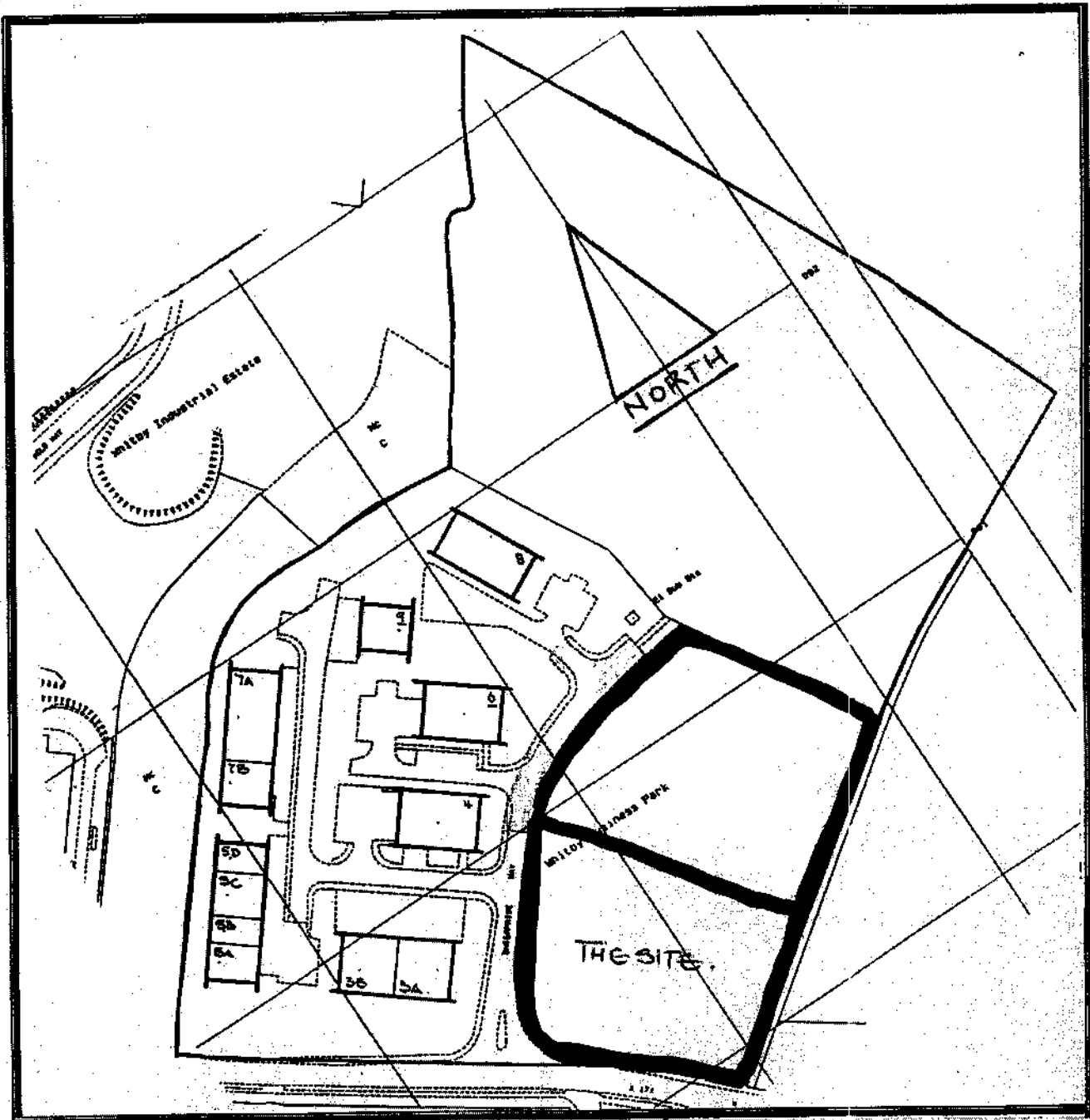
**Craven**  
partnership

Ribble Court, 1 Mead Way  
Shuttleworth Mead  
Business Park  
Padiham, Burnley  
BB12 7NG

Architectural Services  
Tel: 01282 778866  
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Email: info@craven-partnership.co.uk

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# SITE LOCATION PLAN

Proposed New Bakery  
Enterprise Way  
Whitby Business Park

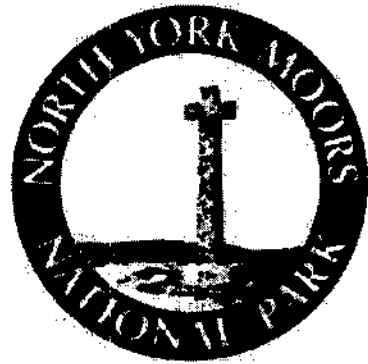
Scale: 1:2000    Date: Apr. 07    No. 1252/SK1

**Craven**  
**DESIGN**  
partnership  
Architectural Services

Ribble Court 1 Mead Way  
Shuttleworth Mead  
Business Park  
Fodhorn,  
Bunley  
BB12 7NG  
Tel: 01282 778066  
Fax: 01282 778591

P41 07/352

# Planning Application - part 1



## A1. Applicant Details

**Organisation**

E. Botham & Sons Ltd

**Name**

Title	Forename	Surname
Mr.	Michael	Jarman

### A1.1 Address Details

**Name or flat number**

**Property number or name**

35 - 39

**Street**

Skinner Street

**Locality**

**Town**

Whitby

**County**

North Yorkshire

**Postal Town**

**Postcode**

YO21 3AH

### A1.2 Communication Details

**Telephone No.**

Nat Code	Extn No.

**Daytime Telephone No.**

--	--

**Fax No.**

--	--

**Email Address**

**DX Number**

**NYMNPA**  
26 APR 2007

## A2. Agent Details

### Organisation

Craven Design Partnership

### Name

Title	Forename	Surname
Mr	Ian	Flesher

### A2.1 Address Details

#### Name or flat number

#### Property number or name

Ribble Court

#### Street

1 Mead Way

#### Locality

Shuttleworth Mead Business Park

#### Town

Padiham, Burnley

#### County

Lancashire

#### Postal Town

Burnley

#### Postcode

BB12 7NG

### A2.2 Communication Details

#### Telephone No.

Nat Code	Extn No.
01282778066	

#### Daytime Telephone No.

--	--

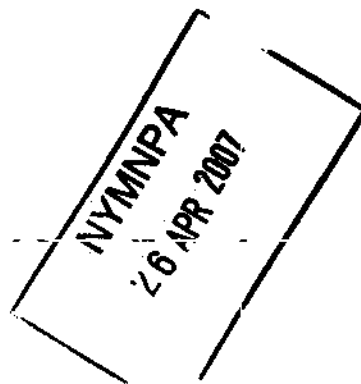
#### Fax No.

01282773591	
-------------	--

#### Email Address

~~XXXXXXXXXXXX@XXXXXX~~

#### DX Number



### 1. Site Address Details

#### 1.1 Address Details

Name or flat number	Land at
Property number or name	
Street	Enterprise Way
Locality	Whitby Business Park
Town	Whitby
County	North Yorkshire
Postal Town	
Postcode	YO22 4NH
UPRN	0
Location	

### 2. Description of the Proposed Development

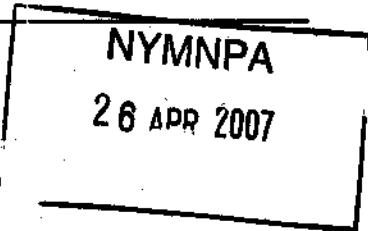
#### Development Description

New Bakery, carpark and service yard.

### 3. Type of Application

#### Type

- Outline
- Approval of Reserved Matters
- Full
- Renewal of temporary permission
- Renewal of unexpired permission
- Removal of Condition
- Variation of Condition



#### Outline or Reserved Matters Applications.

Following recent legislation changes to outline permission please read the help-text for new requirements.

- Layout (Previously Siting)  Yes  No
- Scale (Previously Design)  Yes  No
- External Appearance  Yes  No
- Means of Access  Yes  No
- Landscaping  Yes  No

Reference Number of existing application

Date of previous decision (yyyy-mm-dd)

Condition Number

#### Proposal Type

New building(s)  Yes  No

- Alteration or Extension to building(s)  Yes  No
- Change of use  Yes  No
- Demolition  Yes  No
- Other operations  Yes  No

### 4. Access

- Is existing access affected? Pedestrian  Yes  No
- Is a new access type proposed? Vehicular  Yes  No
- Pedestrian  Yes  No
- Vehicular  Yes  No

#### Disability Access

Level access is provided from the disabled car parking bays to the bakery entrance lobby.

### 5. Other Information

- A. Planting of trees, shrubs or hedges  Yes  No
- B. Lopping or topping of trees or the removal of trees shrubs or hedges  Yes  No
- C. Storage of waste  Yes  No

### 6. Public Rights Of Way

- Do you propose to alter or divert a Public Right of Way?  Yes  No
- Is the site adjacent to a Public Right Of Way?  Yes  No

Describe the proposed alteration of the Public Right of Way

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### 7. Materials

#### Walls

Profiled and flat panel cladding over a facing brick plinth, aluminium framed glazing.

#### Roof

Profiled metal roof deck with 15% translucent roof lights

Site boundaries (fences, walls, etc.), driveways, paved areas and other hard surfaced areas



Existing mature landscaping.

### 8. Site Area & Floor Space

Site Area

Units  square metres  
 hectares

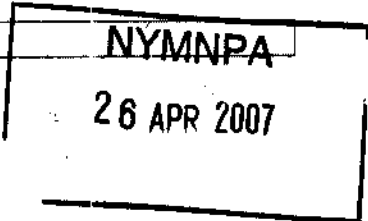
Width of site frontage   
 metres

Is the application for new building works?  Yes  No  
 Please state the existing floorspace of the building   
 sq.m

Please state the proposed new floorspace   
 sq.m

Is the proposal for a change of use?  Yes  No  
 Please state the floorspace related to the change of use   
 sq.m

Does the proposal involve the removal or demolition of any part of the existing building?  Yes  No  
 Description of removal/demolition



### 9. Existing Uses

Current use of land or building

If vacant what was the land or building last used for?

### 10. Residential Information

Select the type of land the development is on  Brown-field

- Green-field
- Part Greenfield, Part Brownfield
- Don't Know
- Yes  No

Is the number of residential units changing?

If Yes, fill out the table below:

	Existing	Proposed	Net Gain
Houses or Bungalows	0	0	0
Flats/Maisonettes/Apartments	0	0	0
Bedsits	0	0	0
0	0	0	0

### 11. Interest

State the applicant's interest in the land

- Owner
- Lessee
- Prospective purchaser
- Other

If Other give details

\_\_\_\_\_

Does the applicant own or control any adjoining land?  
Has any part of the site been in council ownership?

- Yes  No
- Yes  No

### 12. Height

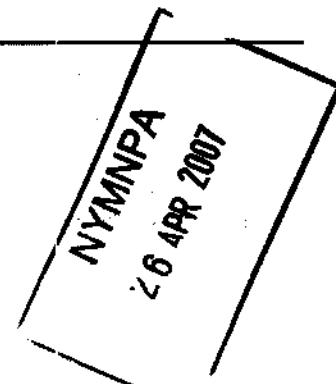
State the height of the new development

8.5 metres

### 13. Car Parking

Please fill out the car parking space details in the table below:

	Existing	Proposed	Net Gain
Car Spaces	0	13	13
Goods Vehicle Spaces	0	0	0
Cycle Spaces	0	1	1
Disability Spaces	0	1	1



### 14. Drainage

State method of disposal for surface water

Connection to existing main

**State method of disposal for foul sewage**

Connection to existing sewer

If septic tanks are used, have the ground conditions been investigated? If "Yes" submit the details with the application  Yes  No

**15. Previous Applications**

Any previous known applications for this proposal?  Yes  No

Reference Number

Date of Application (yyyy-mm-dd)

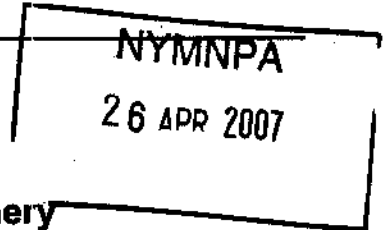
**16. Details**

Has the proposal for works or development already been carried out?  Yes  No

Is the application for any of the following purposes listed below?

- Industry  Yes  No
- Office  Yes  No
- Warehousing  Yes  No
- Storage  Yes  No
- Shopping  Yes  No
- Any commercial use involving staff/parking/operating hours  Yes  No

**Planning Application - part 2**



**17. Industrial Or Commercial Processes and Machinery**

Describe processes carried out and the end products

Bakery for the production, storage and distribution of Bracks, cakes, biscuits and teabreads

What type of machinery will be installed?

Mixers, Ovens, coolers, wrappers.

**18. Related Development**

Is the proposal related to any of the following:

An existing use on or nearby the site, or elsewhere  
If Yes give details

Yes  No

The bakery is currently housed at 35 - 39 Skinner Street, Whitby.

A larger scheme for which planning permission is not yet sought

Yes  No

If Yes give details

### 19. Floorspace

Please complete the floorspace details in m2 in the table below:

	Existing	Lost or removed	Proposed	Total
Shop	0	0	60	60
Professional / Financial services (Bank, Estate Agent, etc)	0	0	0	0
Restaurant/Cafe	0	0	0	0
Offices	0	0	0	0
Industrial	0	0	747	747
Warehouse	0	0	190	190
Hotel / Hostel / Nursing home	0	0	0	0
Other	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>997</b>	<b>997</b>

### 20. Employment

Please complete the employee details table below:

	Full Time	Part Time	Total
Existing Employees	4	0	4
Proposed Employees	8	0	8
<b>Total</b>	<b>12</b>	<b>0</b>	<b>12</b>

### 21. Traffic Flow

How many vehicles will visit the site during a normal working day. Please complete the Traffic flow details table below:

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	Existing	New	Total
Employees vehicles	0	6	6
HGV's	0	2	2
Other vehicles	0	4	4

## 22. Servicing

What provisions will be made for loading, unloading and turning vehicles within the site?

The service yard is access from the new access road. The service yard is 22 x 27m long for the turning of delivery and collection vehicles.

## 23. Hours Of Working / Opening

### 23. 1 Working

Please specify the working hours (hh:mm) in the table below:

	Existing		Proposed	
	From	To	From	To
Monday				
Tuesday				
Wednesday				
Thursday				
Friday				
Saturday				
Sunday				

### 23. 2 Opening

Please specify the opening hours (hh:mm) in the table below:

	Existing		Proposed	
	From	To	From	To
Monday				
Tuesday				
Wednesday				
Thursday				
Friday				
Saturday				
Sunday				

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## 24. Hazardous Substances

Please state the nature, volume and means of disposal of trade effluents or waste

None

Does the proposal involve the storage of Hazardous Substances?  Yes  No

If Yes, please specify the hazardous material and the quantity stored in tonnes.

Signature

Electronically submitted; no signature required.

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# Certificate A

I certify that:  
on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the building/land to which the application relates.

## Signatory

	Title	Forename	Surname
Signatory	Mr.	Ian	Flesher
Signature	Electronically submitted; no signature required.		
Date (yyyy-mm-dd)	2007-04-26		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

**NYMNPA**  
**26 APR 2007**

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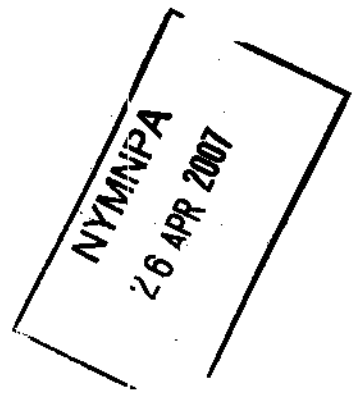
### Agricultural Holdings Certificate

None of the land to which the application relates is, or is part of, an agricultural holding.  I have/the applicant has given the requisite notice to every person other than my/him/herself 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 the application relates as follows:

### Signatory

	Title	Forename	Surname
Signatory	Mr	Ian	Flesher
Signature	Electronically submitted; no signature required.		
Date (yyyy-mm-dd)	2007-04-26		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.





**PROPOSED NEW BAKERY  
ENTERPRISE WAY,  
WHITBY BUSINESS PARK.  
for  
ELIZABETH BOTHAM & SONS  
DESIGN & ACCESS STATEMENT.**

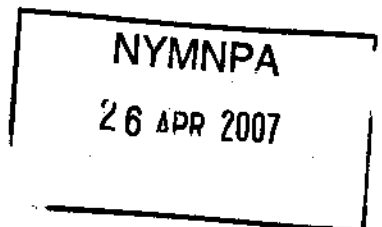
**USE:-**

Elizabeth Botham & Sons are craft bakers, confectioners and caterers in Whitby. They have been operating from our premises on Skinner Street for one hundred and forty two years. They are a major employer in the town with a commitment to their craft industry, baking produce made to the highest standards, creating sustainable jobs and ensuring a sound future for our family business and for their staff.

They have been active in finding new markets to ensure business growth; one of the most successful areas for them has been the building up of their wholesale business selling longer shelf life wrapped tea breads, biscuits and cakes. They sell to independent wholesalers / distributors throughout the country, to top stores, garden centres, grocers, delicatessens and export.

They realised the importance of this side of their business, and to ensure and enable future growth, require a purpose built bakery to concentrate on these wholesale lines. To this end a site on the Whitby Business Park and consultants have been appointed to design a purpose built bakery unit in which to carry on their traditional craft bakery. Producing their Bracks, cakes, biscuits and teabreads in a modern, purpose-built bakery will produce a number of benefits:

- Excellent and safe working environment for their staff
- Increased production capacity
- The ability to increase their product portfolio
- Increased export sales
- Be more energy efficient
- Factory built to today's health and safety requirements
- Enable Bothams to go for further accreditation
- Therefore opening up new markets previously unavailable to us.



Production will continue at the Skinner Street premises along with the tea rooms and shop however it is intended that this will down sized as the new bakery comes on line.

As part of the new bakery proposals it is intended to include a small bakery shop which will sell Botham and Sons products directly to the public.

**AMOUNT:-**

The new building will occupy an area with a footprint of 850sq.m. with an internal mezzanine floor of 147sq.m. which is designated as future office accommodation which will not be put into use until the future extension (850sq.m. indicated on the site layout plan) has been constructed. The future extension will form part of a separate application. A small external Garden Store is included within the footprint to house the grass mower and tools to maintain the hard and soft landscaped areas.

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**LAYOUT:-**

The new building is located to the South West of the site, adjacent to the A171. The shop is to be accessed separately by the public from the car park. The staff entrance and loading doors are accessed from the North Eastern elevation. The loading doors open onto the service yard which open into the Goods In and Goods Out warehouses with a circular production route through the building from one door to the other with a loading canopy above both doors.

**SCALE:-**

The building will be built on a grid of 30.0 x 26.0m. The steel portal frame will be 6.0m at the eaves and approximately 8.5m to the ridge.

**LANDSCAPING:-**

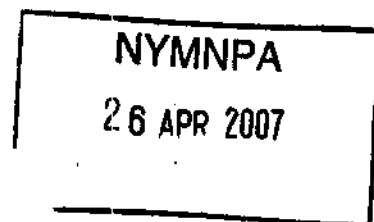
It is proposed to retain and reinforce the existing, mature landscape areas to the boundary and new landscaping to screen the access road and the hard landscaping within the site for a concrete yard and parking areas.

**APPEARANCE:-**

The steel portal frame structure is to be clad with a colour coated profiled metal roof deck with 15% translucent roof lights. The walls are to be a mixture of colour coated profiled metal and composite flat panel cladding with contrasting flashings, aluminium frames windows and curtain walling over a facing brick plinth. The colours of all external materials will be confirmed and agreed with the local authority.

**ACCESS:-**

The site will be accessed via a new spur from the existing estate road, Enterprise Way, providing separate access to the staff and customer carpark and the service yard and will provide access for the future development of the remaining site.



Craven Design Partnership  
Ribble Court, 1 Mead Way  
Shuttleworth Mead Business Park  
Padiham, Burnley.  
Lancashire.  
BB12 7NG

