



03 JUL 2012

For office use only

Application No

Date received 4.7.12

Fee paid £670.00 Receipt No: 16042

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

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.

1. Applicant Name, Address and Contact Details

Title:		First name:		Surname:				
Company name:	Myerscough Veterinary Group							
Street address:	Myerscough Veterinary Group, Myerscough House, Longsight Road Clayton le Dale				Telephone number:			
Town/City:	Blackburn				Mobile number:			
County:					Fax number:			
Country:					Email address:			
Postcode:	BB2 7JA							
Are you an agent acting on behalf of the applicant?					☒ Yes	☐ No		

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Judith	Surname:	Douglas			
Company name:	Janet Dixon Town Planners Ltd							
Street address:	10A Whalley Road				Telephone number:			
					Mobile number:			
Town/City:	Clitheroe				Fax number:			
County:	Lancs				Email address:			
Country:								
Postcode:	BB7 1AW				judith@dixontownplanners.co.uk			

3. Description of the Proposal

Please describe the proposed development including any change of use:

Two storey side extension and first floor extension over existing single storey area, alteration to vehicle access.

Has the building work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:
House name: Myerscough Veterinary Group, Myerscough House
Street address: Longsight Road
Clayton le Dale
Town/City: Blackburn
County:
Postcode: BB2 7JA

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 365539
Northing: 432451

5. 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: Mr First name: Martin Surname: Nugent
Reference: N/A
Date (DD/MM/YYYY): 31/05/2012 (Must be pre-application submission)
Details of the pre-application advice received:
Please see Planning Statement

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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 the reference of the plan(s)/drawings(s)

7. Waste Storage and Collection

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

☒ Yes ☐ No

If Yes, please provide details:

There is adequate space within the curtilage for the storage of waste

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

☒ Yes ☐ No

If Yes, please provide details:

There is adequate space within the curtilage for the storage of recyclable waste

8. Authority Employee/Member

With respect to the Authority I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

White painted render

Description of *proposed* materials and finishes:

White painted render

Roof - description:

Description of *existing* materials and finishes:

Blue slate

Description of *proposed* materials and finishes:

Blue slate

Windows - description:

Description of *existing* materials and finishes:

White uPVC

Description of *proposed* materials and finishes:

White uPVC

Doors - description:

Description of *existing* materials and finishes:

white uPVC

Description of *proposed* materials and finishes:

white uPVC

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Planning Statement

TRI-0806-01 Location Plan 1:1250

TRI-0806-02 Existing site layout 1:200

TRI-0806-03 Existing Elevation 1:100

TRI-0806-04 Existing Floor Plans 1:100

TRI-0806-05 Proposed Site Layout 1:200

TRI-0806-06 Proposed Elevations 1:100

TRI-0806-07 Proposed Floor Plans 1:100

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	15	15	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	1	1	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

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

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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:

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

14. Existing Use

Please describe the current use of the site:

Veterinary Surgery

Is the site currently vacant? ☐ Yes ☒ No

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

15. 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 your local planning authority. If a Tree Survey is required this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

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

☒ Yes ☐ No

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

Clinical waste-weekly collection by licensed contractor

17. Residential Units

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

☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

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

☒ Yes ☐ No

18. All Types of Development: Non-residential Floorspace (continued)

320120601P

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	251.4	0.0	335.4	84.0 335.4
Total		251.4	0.0	335.4	84.0 335.4

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	5
Proposed employees	0	0	6

20. Hours of Opening

If known please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
Other	24.00	24.00	24.00	24.00	24.00	24.00	☐

21. Site Area

What is the site area?

2,042

sq.metres

22. Industrial or Commercial Processes and Machinery

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:

N/A

Is the proposal for a waste management development?



Yes



No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?



Yes



No

24. 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? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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 (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: First name: Surname:

Person role:

Declaration date:

☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant 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 this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:

Person role:

Declaration date:

☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information



Date

Lesley Lund

From: Judith [judith@jdixontownplanners.co.uk]
Sent: 09 July 2012 17:03
To: Lesley Lund
Subject: FW: Invlaid 338 Myerscough Vet red edge

320120601P

From: Mark Drummond [mailto:mark@tricadsolutions.co.uk]
Sent: 09 July 2012 17:02
To: Judith
Subject: RE: Invlaid 338 Myerscough Vet red edge

They are both 5.5m wide

From: Judith [mailto:judith@jdixontownplanners.co.uk]
Sent: 09 July 2012 16:59
To: Mark Drummond
Subject: FW: Invlaid 338 Myerscough Vet red edge

From: Lesley Lund [mailto:Lesley.Lund@ribblevalley.gov.uk]
Sent: 09 July 2012 16:06
To: Judith
Cc: Lesley Lund; Louise Blatchford
Subject: RE: Invlaid 338 Myerscough Vet red edge

Judith I also need the width of the access and egress Just email me and I will attach to the drawing.

Kind regards

Lesley

From: Judith [mailto:judith@jdixontownplanners.co.uk]
Sent: 06 July 2012 10:00
To: Lesley Lund
Subject: Invlaid 338 Myerscough Vet red edge

Dear Lesley
Site line and red edge as requested
Judith

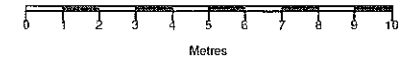
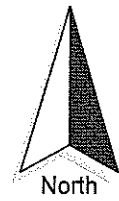
Judith Douglas Bsc Hons DipTP MRTPI
Janet Dixon Town Planners Ltd
10A Whalley Road
Clitheroe
Lancs
BB7 1AW
01200 425051 TEL
01200 426471 FAX

Best in the country for customer satisfaction – 94 per cent of Ribble Valley residents are satisfied with life in the borough (Place Survey 2009)

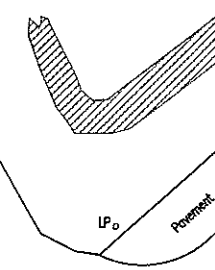
09/07/2012

Notes

All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability



ABBREVIATIONS



320120601P



Rev. 0 Description: Issued



2 Berkshire Close | Wilpshire | Blackburn | Lancashire | BB1 9NG
tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

Site Address

My Vet
Longsight Road
Mellor

Project Description

First Floor Extension
and Alteration to Access/Egress
from/to A59

Drawing Title

Existing Site Layout

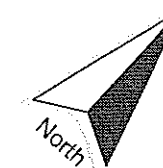
Scale Date Drawn By

1:200@A3 21/12/2011 MW

Drawing Number

TRI-0806-02

All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability.



First Floor

Boardroom

Office

Office

Office

Lobby

Landing

Stairs

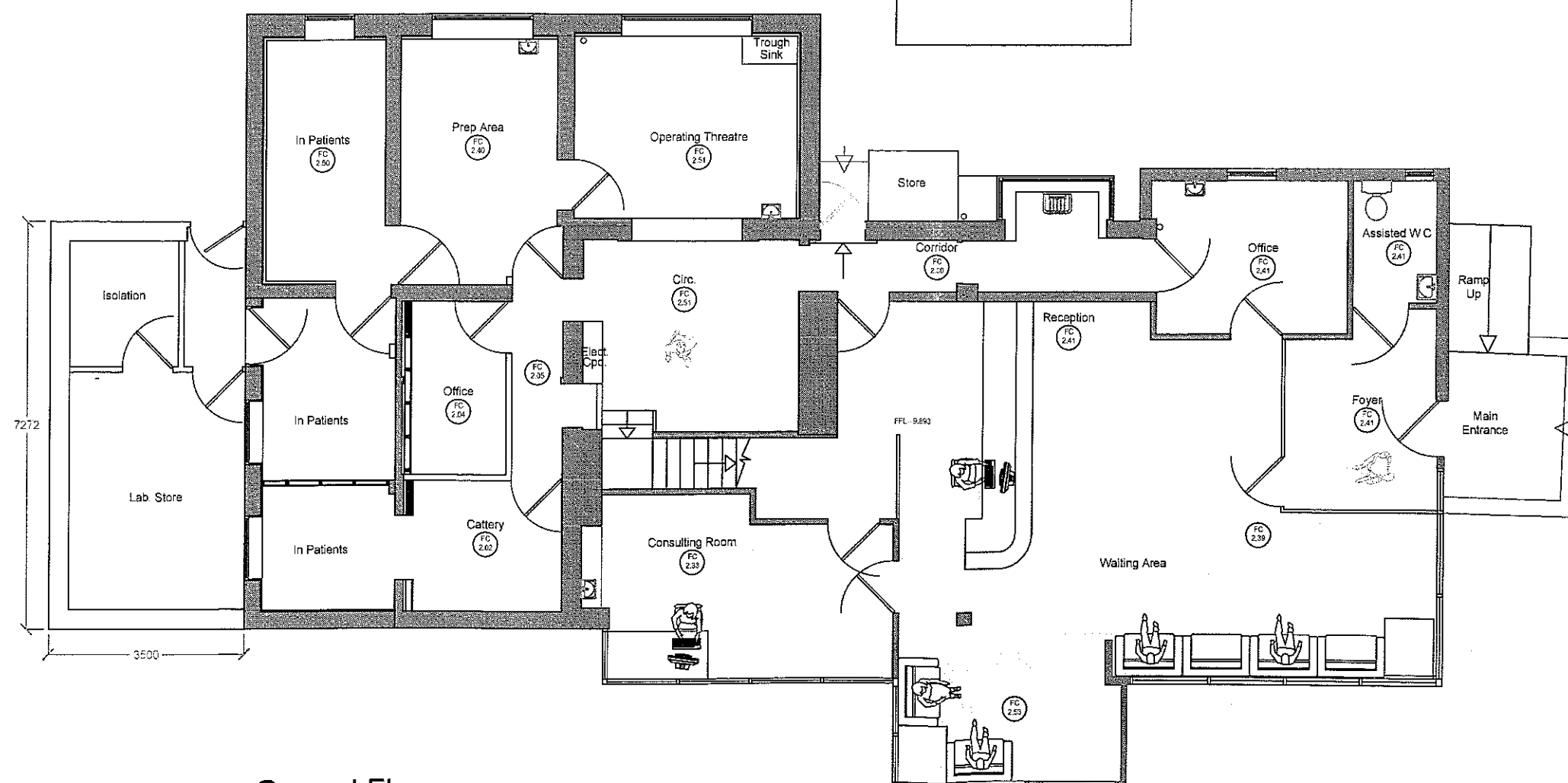
FFL - 12.639

7272

9210

First Floor

320120601P



Ground Floor



2 Berkshire Close | Wilshire | Blackburn | Lancashire | BB1 9NG
tel 01254 614055 fax 01254 209754 e-mail sales@tricalsolutions.co.uk

Site Address

My Vet
Longsight Road
Mellor

Project Description

**First Floor Extension
and Alteration to Access/Egress
from/to A59**

Drawing Title

Drawing Title
Proposed Floor Plans

Scale	Date	Drawn By
1:100@A3	28/03/2012	MD

Drawing Number

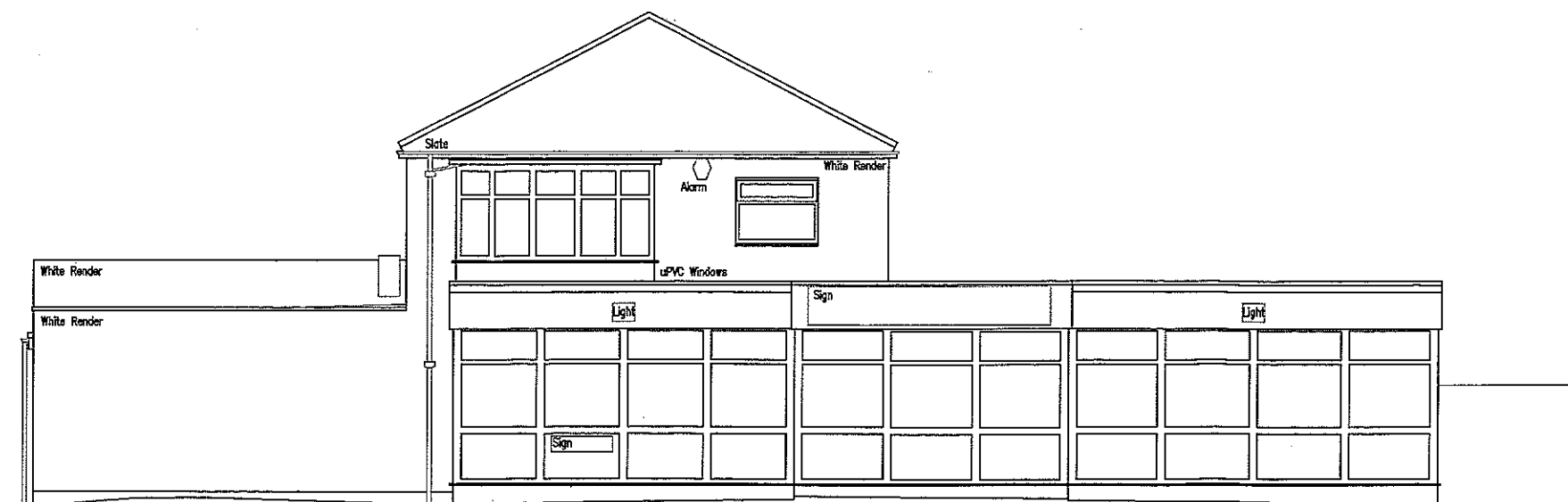
TRI-0806-07

Notes

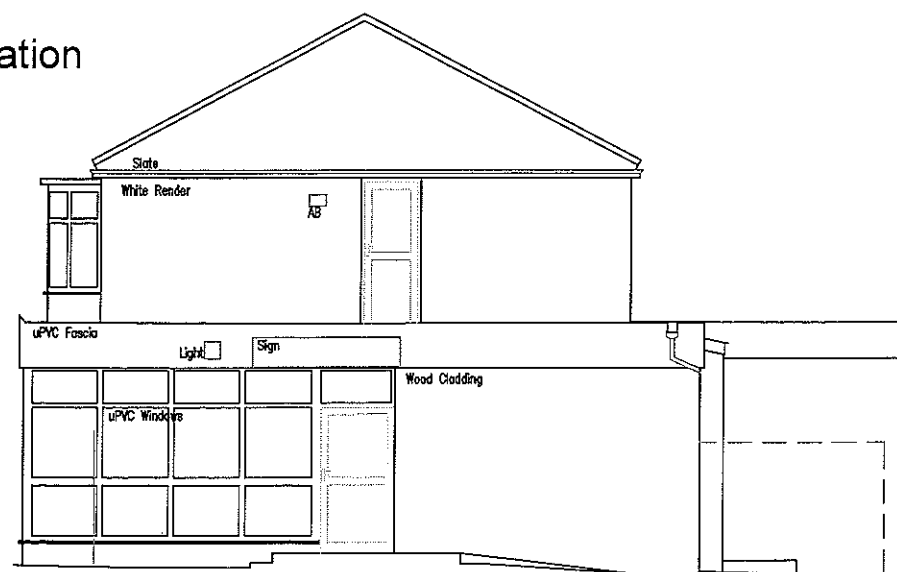
All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness construction, load bearing capacity & stability



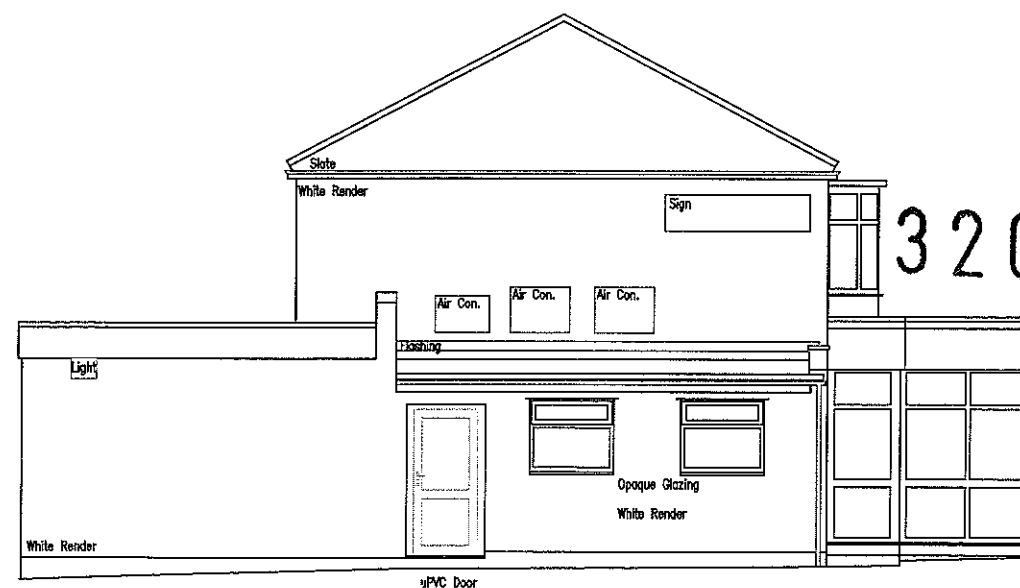
ABBREVIATIONS



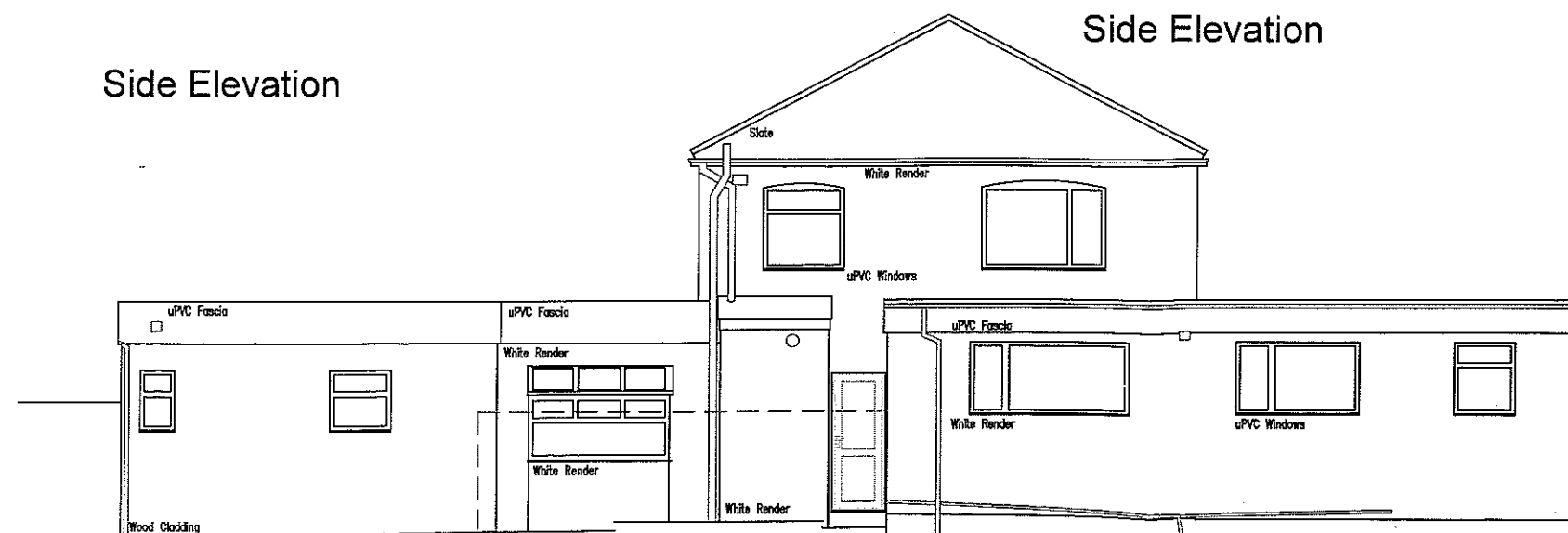
Front Elevation



Side Elevation



Side Elevation



Rear Elevation

320120601P

Rev. 0 Description. Issued



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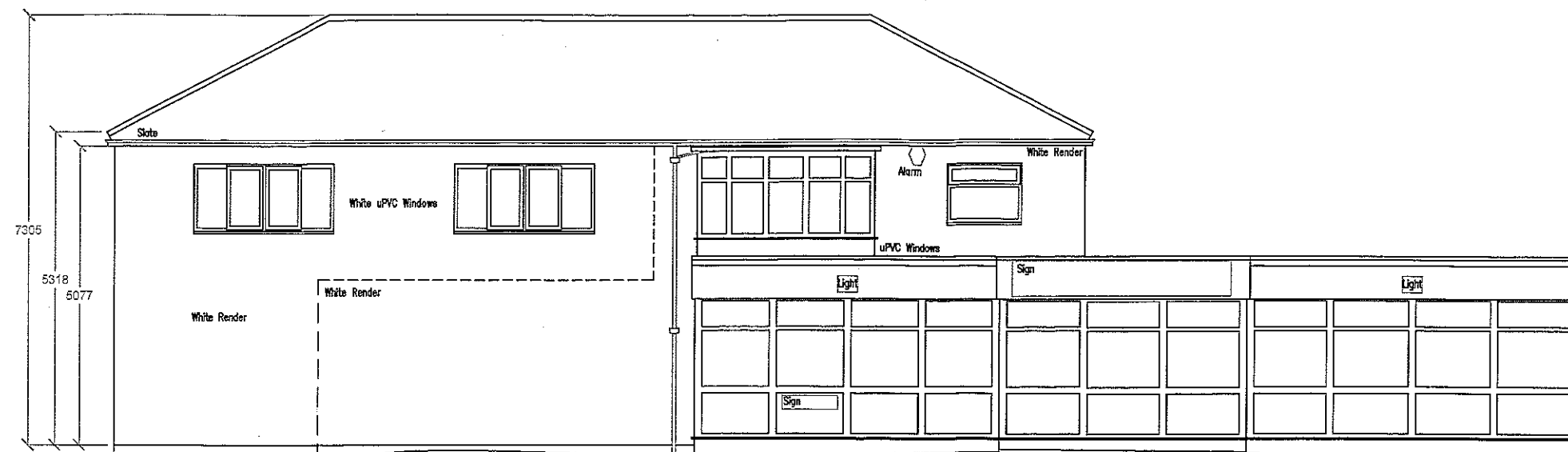
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Existing Elevations

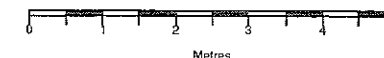
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Drawing Number	TRI-0806-03	

Notes

All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness construction load bearing capacity & stability

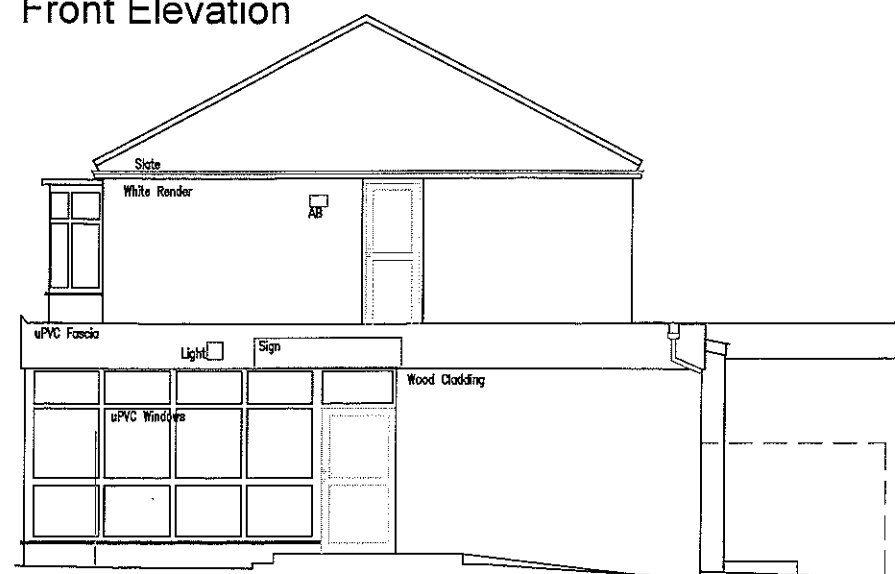


320120601P

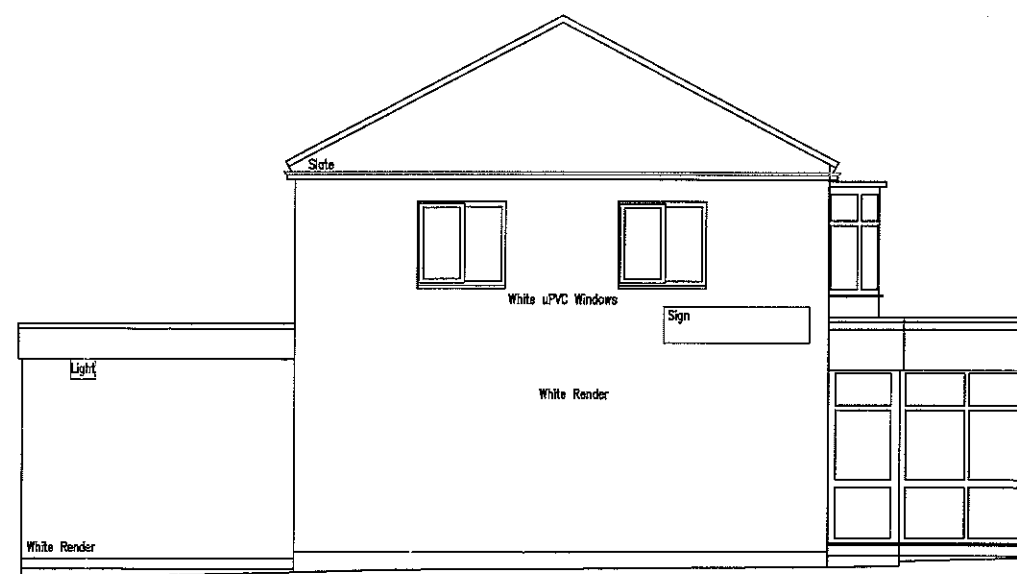


ABBREVIATIONS

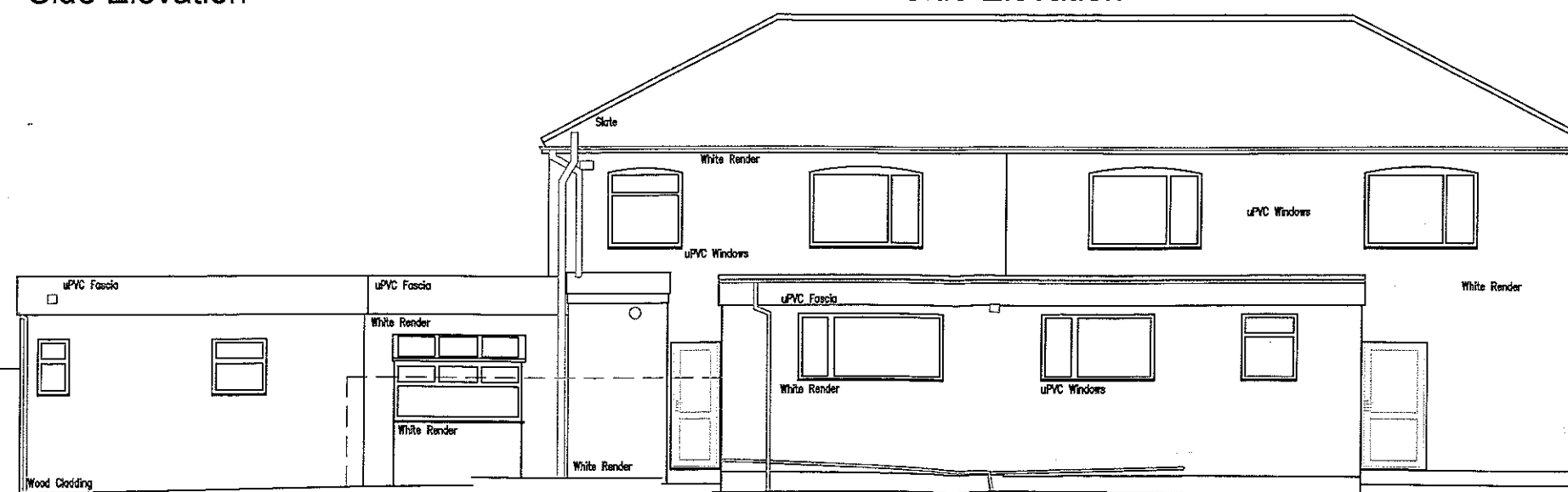
Front Elevation



Side Elevation



Side Elevation



Rear Elevation

Rev.0 Description Issued



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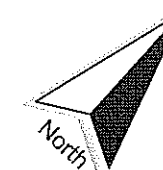
Drawing Title

Proposed Elevations

Scale	Date	Drawn By
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Drawing Number	TRI-0806-06	

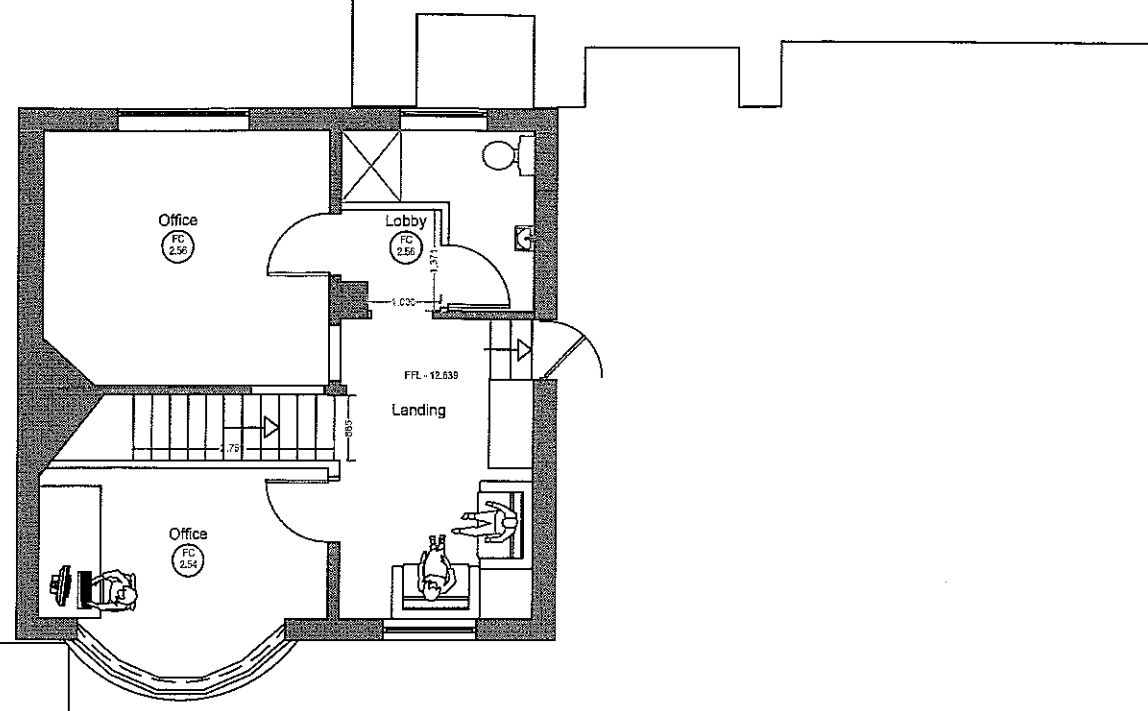
Notes

All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness construction, load bearing capacity & stability

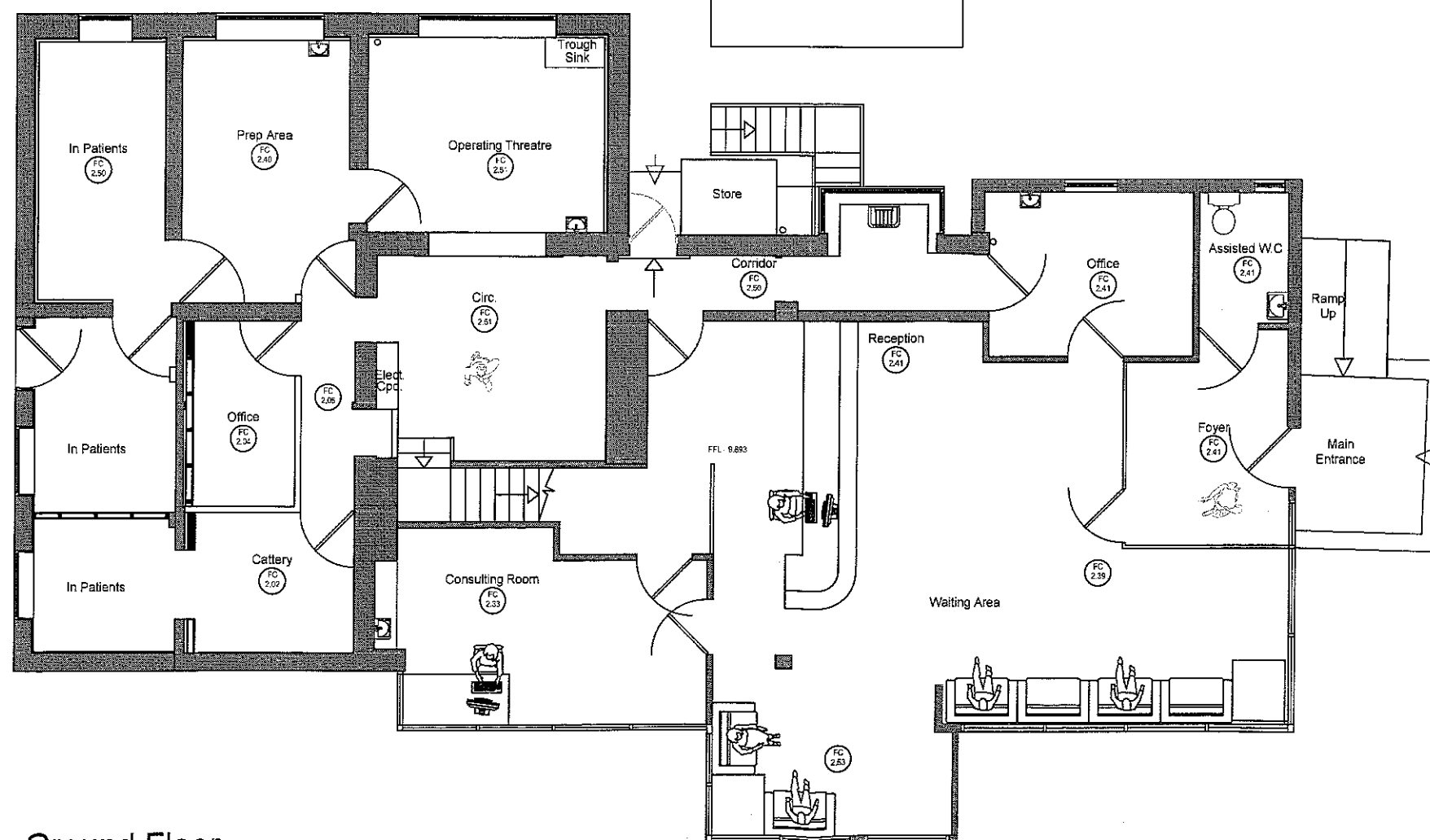


ABBREVIATIONS

First Floor



320120601P



Ground Floor

Rev.0 Description. Issued



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Longsight Road
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Project Description

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Drawing Title

Existing Floor Plans

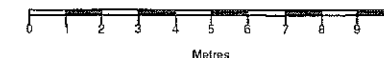
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Drawing Number

TRI-0806-04

Notes

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ABBREVIATIONS

320120601P

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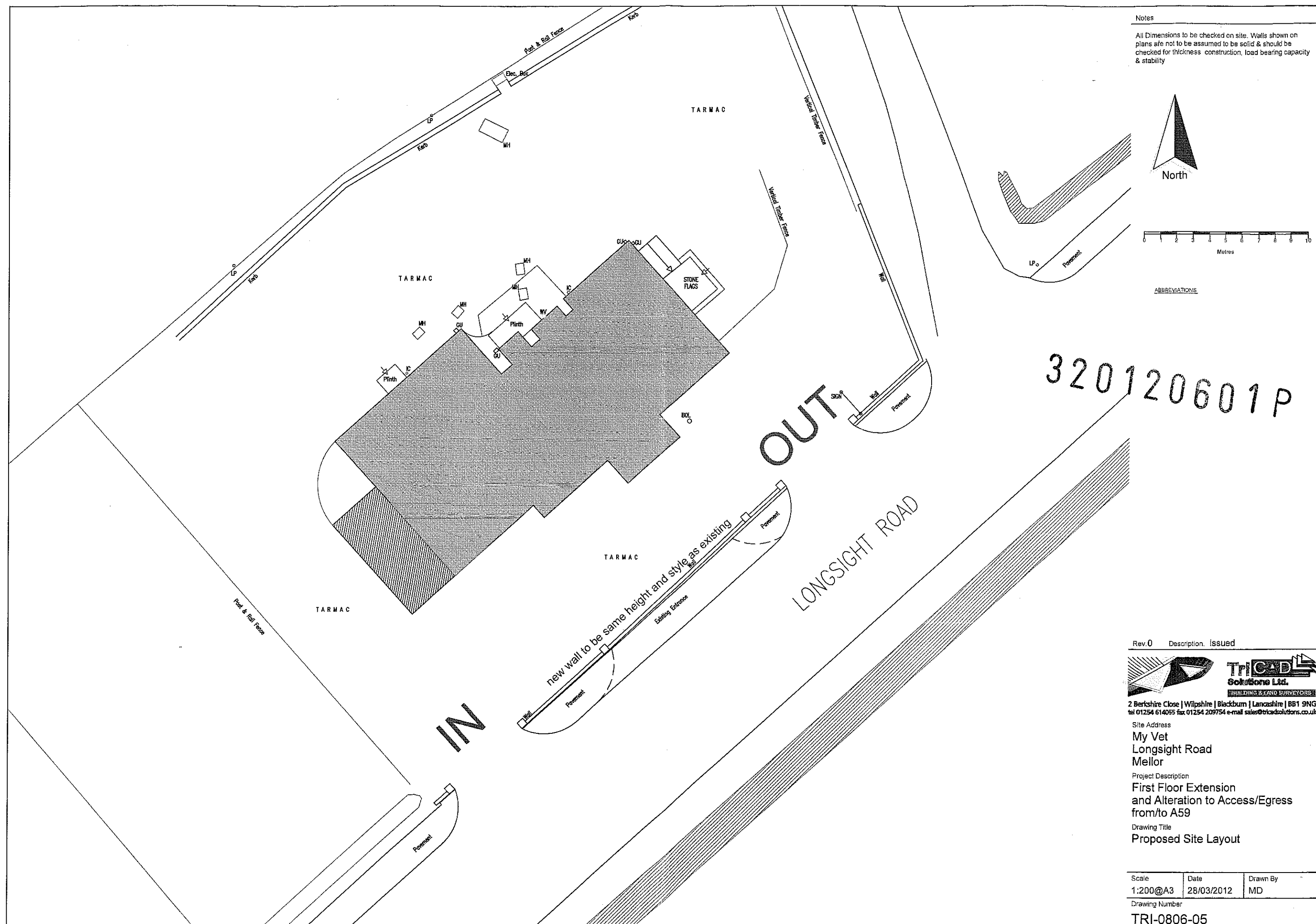
Drawing Title

Proposed Site Layout

Scale 1:200@A3	Date 28/03/2012	Drawn By MD
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Drawing Number

TRI-0806-05



PLANNING, DESIGN AND ACCESS STATEMENT

SITE: MY VET, MYERSCOUGH VETERINARY GROUP, MYERSCOUGH HOUSE, LONGSIGHT ROAD, CLAYTON-LE-DALE, BLACKBURN. BB2 7JA.

PROPOSAL: TWO STOREY SIDE EXTENSION, FIRST FLOOR EXTENSION OVER EXISTING SINGLE STOREY AREA, ALTERATION TO VEHICLE ACCESS TO A59.

1. INTRODUCTION

- 1.1 Myerscough Veterinary Group run a group of surgeries in the local area including the application site at Clayton-Le-Dale, Clitheroe, Padiham, Oswaldtistle, Haslingden, Gt Harwood, Bacup, Lostock Hall, Nelson, Freckleton, Lytham, and St Annes. The group has a team of 16 vets. The surgery at Clayton-Le-Dale serves this area of Ribble Valley including many farms and also acts as a hub for the group being centrally located and next to a good road network. It also staffed 24 hours a day and 7 days a week.

2. SITE AND SURROUNDINGS

- 2.1 The site at Clayton-Le-Dale was formerly the Little Chef Restaurant. The centre of the building is two storeys in height and has the appearance of a 1930's detached house. The first floor front elevation has a bay window and the roof pyramid shaped. Added to this is the single storey flat roofed former restaurant area characterised by large areas of glazing to the front and right hand side to the left hand side are further single storey flat roofed additions which was originally the food preparation area, wraps around the building to the rear. The whole building is painted white. Externally the grounds are tarmaced for parking.
- 2.2 The ground floor now has two distinct areas, the public area including the reception, waiting area and consultation room and the surgery area with operating theatre and in patients' area. The first floor of the building is used as offices.
- 2.3 The site is within an area designated as open countryside in the adopted Ribble Valley Districtwide Local Plan (Local Plan).

2. PROPOSAL

- 2.1 The proposal seeks approval to extend the ground floor of the building on the left hand side to create a laboratory store and isolation unit with a first floor extension above linking to the existing first floor to create new office space and a boardroom. It is also proposed to alter the vehicle access from a single entry point to two entry points to be marked IN and OUT.

3. RELEVANT PLANNING HISTORY

- 3.1 3/2008/0277 Change of use from restaurant to veterinary centre approved with conditions 23 /05/2008.
3/2008/0857 Discharge of conditions relating to details of car parking and alteration to vehicle access. Approved.
3/2008/0913 Signage approved.

4 INVOLVEMENT.

- 4.1 Informal pre-application advice was sought the Council's Highway Engineering advisor Martin Nugent. He confirmed that he had no objection to the proposed alterations to the vehicle access, from a single central vehicle access point to two access points one to be marked IN and one to be marked OUT.

5. PLANNING POLICY

- 5.1 The Development Plan document for this area is the saved policies in the adopted Ribble Valley Local Plan. The following policies are relevant to the proposal:

Policy GI - Development Control.
Policy ENV3 - Development
Policy EMP 8 Expansion of existing businesses.

The Nation Planning Policy Framework is of relevant to this application.

6. PLANNING ASSESSMENT

- 6.1 The Nation Planning Policy Framework in the section supporting a prosperous rural economy at paragraph 28 requires local plans to "*support the sustainable growth and expansion of all types of business and*

enterprise in rural areas, both through conversion of existing buildings and well designed new buildings." The extensions to the building are required to continue the efficient running of this rural business.

6.2 Ribble Valley Districtwide Local Plan.

The proposed extensions to the building are modest in size in comparison to the overall footprint and volume of the building. The conversion of the former restaurant to a veterinary surgery reused an existing rural building which had stood vacant for three years. The proposed extensions are required to continue efficient running of the surgery. This surgery is main office and hub for this group of surgeries. The majority of the extension floor space is for office space. This is required to service the group as a whole. The board room is required for staff meetings for staff from all of the practices and will also be used for training purposes. The use of the board room is likely to be infrequent and the existing car park is adequate to support this.

- 6.3 The extensions do not require any expansion in the size of the site nor is it necessary to increase the amount of parking at the site. The site already had a large car parking area as a restaurant which is not used to capacity by the current use as a veterinary surgery. The proposal complies with the requirements of policy EMP 8.

7 DESIGN

- 7.1 The proposed extension will increase the footprint of the building by 3.5m by 7.27m and the first floor element of the extension has an overall area of 9.2m by 7.27m. The extension is to be covered by a hipped pitched slated roof as an extension to the existing slated roof. The walls are to be constructed in white rendered to match the existing building. The proposal complements the design of the existing building and complies with the requirements of policy G1.

8 ACCESS

- 8.1 The existing access point at the centre of the site has proved to be difficult to use by customers with vehicle colliding with the gatepost when trying exit in an easterly direction or making the similar sharp turn in, when approaching from the west. The division of the access to and IN and OUT will overcome this difficulty.

Judith Douglas Bsc (Hons) Dip TP MRTPI

**Janet Dixon Town Planners Ltd.
10A Whalley Road, Clitheroe, Lancashire BB7 1AW
01200 425051**

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