



RIBBLE VALLEY
BOROUGH COUNCIL

23 JUL 2012

FOR THE
ATTENTION OF

For office use only

Application No: 320120657P

Date received

Fee paid £

Receipt No:

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:	Mrs	First name:	KERI	Surname:	JACKSON	
Company name:						
Street address:	18 WHITEWELL DRIVE			Country Code	National Number	Extension Number
				Telephone number:		
Town/City:	CLITHEROE			Mobile number:		
County:	LANCS			Fax number:		
Country:	ENGALND			Email address:		
Postcode:	BB7 2NY					

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	PAUL	Surname:	DERBYSHIRE	
Company name:	PD CONSTRUCTION CONSULTANTS					
Street address:	3 MANOR ROAD			Country Code	National Number	Extension Number
				Telephone number:		
Town/City:	CLITHEROE			Mobile number:	07976771297	
County:	Lancashire			Fax number:		
Country:	United Kingdom			Email address:		
Postcode:	BB7 2LH			pdcc@hotmail.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

PROPOSED CHANGE OF USE OF EXISTING SHOP PREMISES (A1) TO DAY NURSERY (D1)

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)

House:

Suffix:

Description:

House name:

24-28

Street address:

Garnett Road

Town/City:

Clitheroe

County:

Lancashire

Postcode:

BB7 2PA

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

Easting:

373355

Northing:

441278

5. Pre-application Advice

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

☐ Yes ☒ No

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  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

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:

A secure bin store area is indicated on the proposed site plan (1017-10)

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

☒ Yes ☐ No

If Yes, please provide details:

Recycling will be carried out in accordance with Local Authority adopted standards

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:

Buff coloured facing brickwork / cream painted render

Description of *proposed* materials and finishes:

Buff coloured facing brickwork / cream painted render

Roof - description:

Description of *existing* materials and finishes:

Felted flat roof

Description of *proposed* materials and finishes:

Felted flat roof

Windows - description:Description of *existing* materials and finishes:

White painted timber / white upvc

Description of *proposed* materials and finishes:

White painted timber / white upvc

Doors - description:Description of *existing* materials and finishes:

Painted timber

Description of *proposed* materials and finishes:

White coloured upvc

Boundary treatments - description:Description of *existing* materials and finishes:

timber panel and concrete post fencing (1.5 - 1.8m varying height)

Description of *proposed* materials and finishes:

timber panel and concrete post fencing (1.5 - 1.8m varying height)

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

tarmacadam / concrete

Description of *proposed* materials and finishes:

tarmacadam / concrete

Others - description:

Type of other material:

Lean-to canopy

Description of *existing* materials and finishes:Description of *proposed* materials and finishes:

stained timber posts and frame with clear upvc roof sheeting

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:

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	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

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:

FORMER RETAIL SHOP

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

RETAIL SHOP PREMISES

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

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

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

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

320120657P

25. Certificates (Certificate B)**Certificate of Ownership - Certificate B****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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 (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 this application relates.

Notice recipient

Name		Date notice served
Name	The MR Estate Company c/o Freedman, Frankl and Taylor	14/06/2012
Number:	31 Suffix:	
Street:	King Street	
Locality:		
Town:	Manchester	
Postcode:	M3 2PJ	

Title: Mr First name: PAUL Surname: DERBYSHIRE
Person role: Agent Declaration date: 19/07/2012 ☒ 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: Mr First Name: PAUL Surname: DERBYSHIRE
Person role: Agent Declaration date: 19/07/2012 ☒ 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 23/07/2012

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

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	290.0	290.0	0.0	-290.0
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	290.0	290.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		290.0	290.0	290.0	0.0

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	0
Proposed employees	14	0	0

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	
D1	07.30	18.00					☐

21. Site Area

What is the site area?

990 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:

NOT APPLICABLE

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

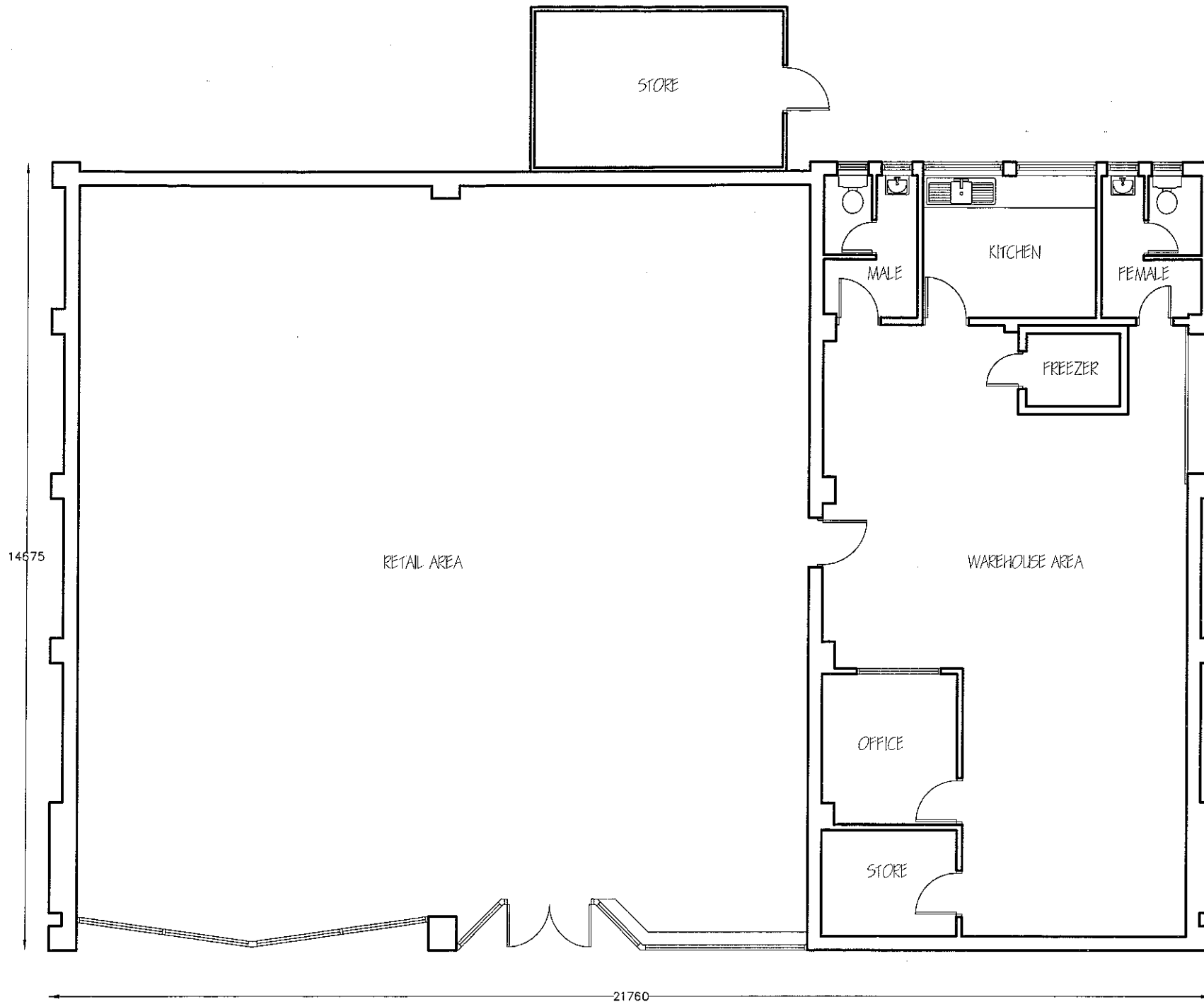
Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

320120657P



BLOCK LOCATION PLAN 1:1250
24 - 28 GARNETT ROAD, CLITHEROE.



320120657P

PD Construction Consultants
 3 Manor Road Clitheroe, Lancs
 BB7 2LH
 tel: 07976 771297
 email: pdcc@hotmail.co.uk

Client:

Mrs K Jackson

Project:

Proposed Alterations to
 form Day Nursery
 24 - 28 Garnett Road
 Clitheroe

Dwg title:

Existing Ground Floor Plan
 Low Level

Scale: A4:

1:100

Date:

18.07.12

Drawn by:

PD

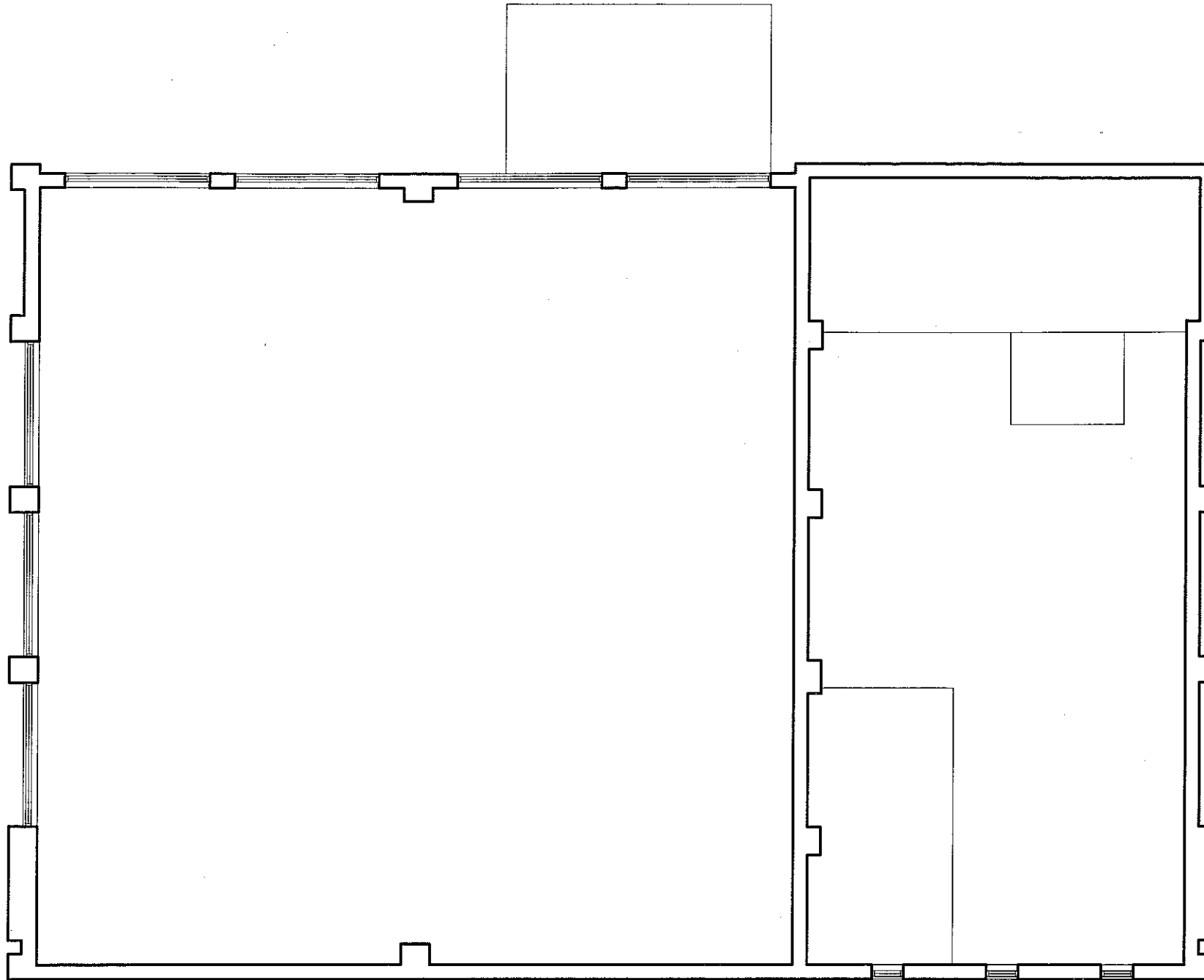
Drawing no.:

1017 - 01

Rev.

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320120657P



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tel: 07976 771297
email: pdcc@hotmail.co.uk

Client:

Mrs K Jackson

Project:

Proposed Alterations to
form Day Nursery
24 - 28 Garnett Road
Clitheroe

Dwg title:

Existing Ground Floor Plan
High Level (ceiling void)

Scale: A4:

1:100

Date:

18.07.12

Drawn by:

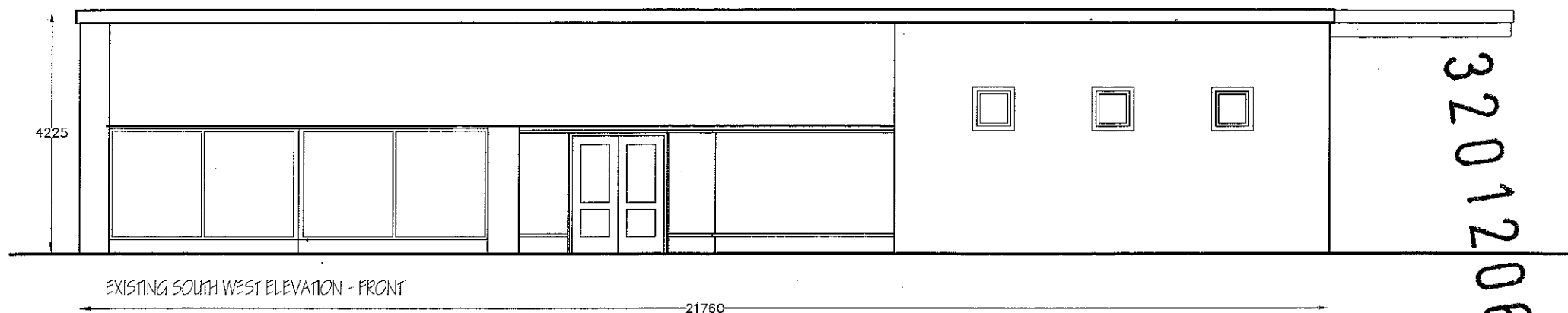
PD

Drawing no.

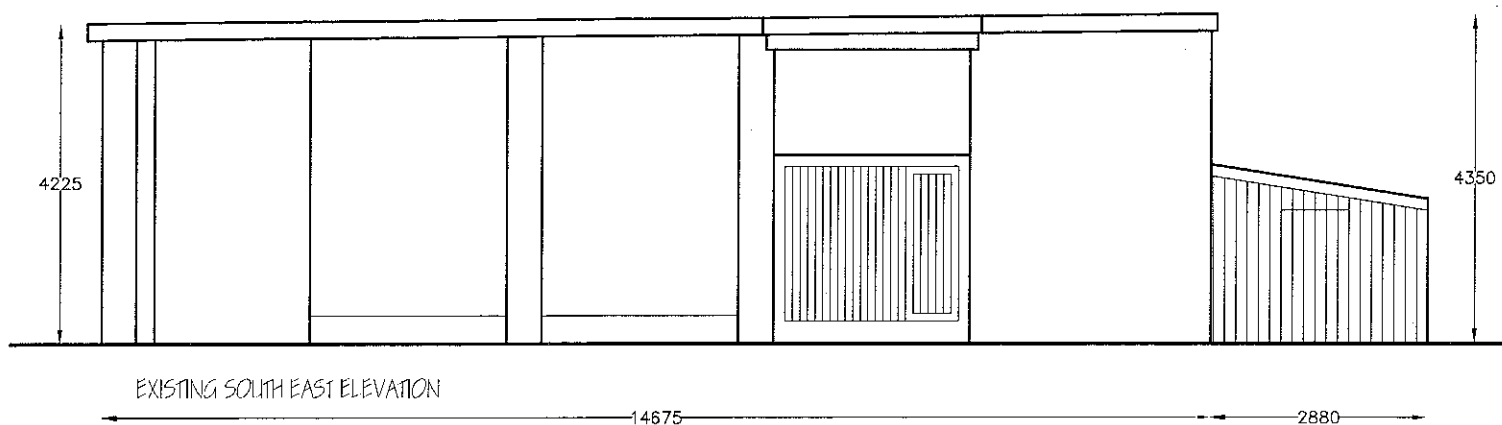
1017 - 02

Rev.

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320120657P



External Materials

Walls - buff facing brickwork / cream painted render

Doors - painted timber

Windows - painted timber / upvc

Fascia above windows - grey coloured coated steel sheet

PD Construction Consultants
3 Manor Road, Clitheroe, Lancs
BB7 2LH
tel: 07976 771297
email: pdcc@hotmail.co.uk

Client:

Mrs K Jackson

Project:

Proposed Alterations to
form Day Nursery
24 - 28 Garnett Road
Clitheroe

Dwg title:

Existing Elevations
South West & South East

Scale: A4:

1:100

Date:

18.07.12

Drawn by:

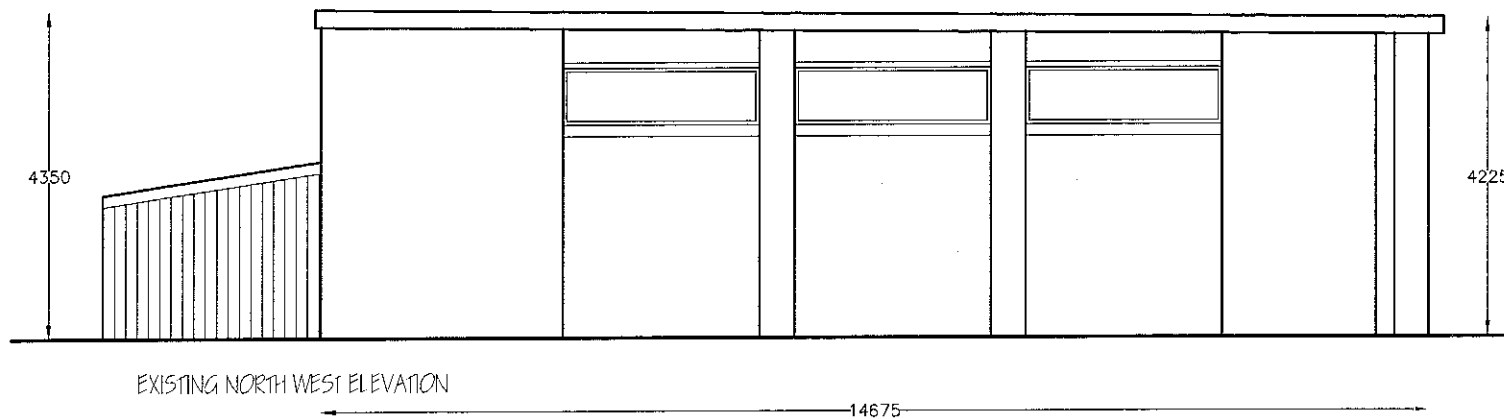
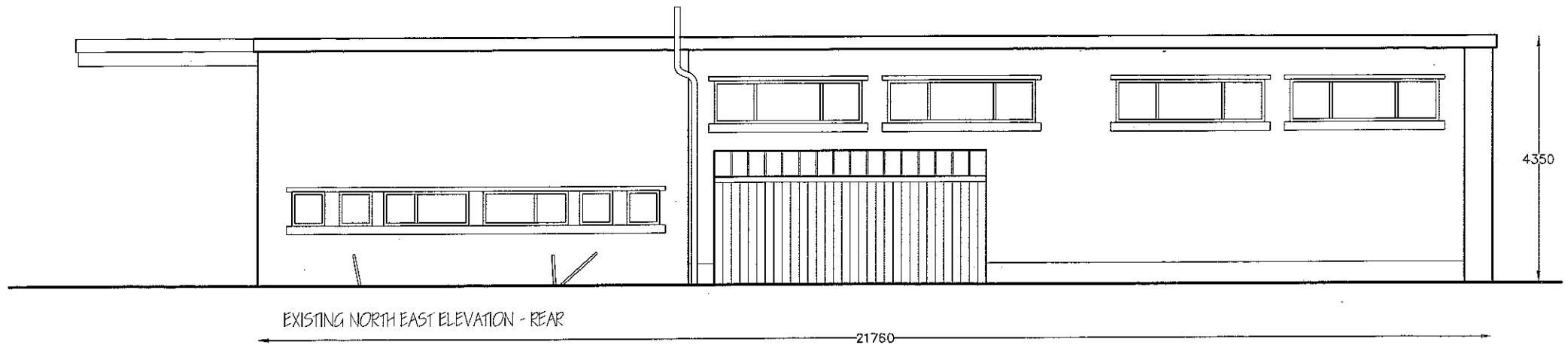
PD

Drawing no.:

1017 - 03

Rev.:

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External Materials

Walls - buff facing brickwork / cream painted render

Doors - painted timber

Windows - painted timber / upvc

320120657P

PD Construction Consultants
3 Manor Road, Clitheroe, Lancs
BB7 2LH
tel: 07976 771297
email: pdcc@hotmail.co.uk

Client:

Mrs K Jackson

Project:

Proposed Alterations to
form Day Nursery
24 - 28 Garnett Road
Clitheroe

Dwg title:

Existing Elevations
North East & North West

Scale: A4:

1:100

Date:

18.07.12

Drawn by:

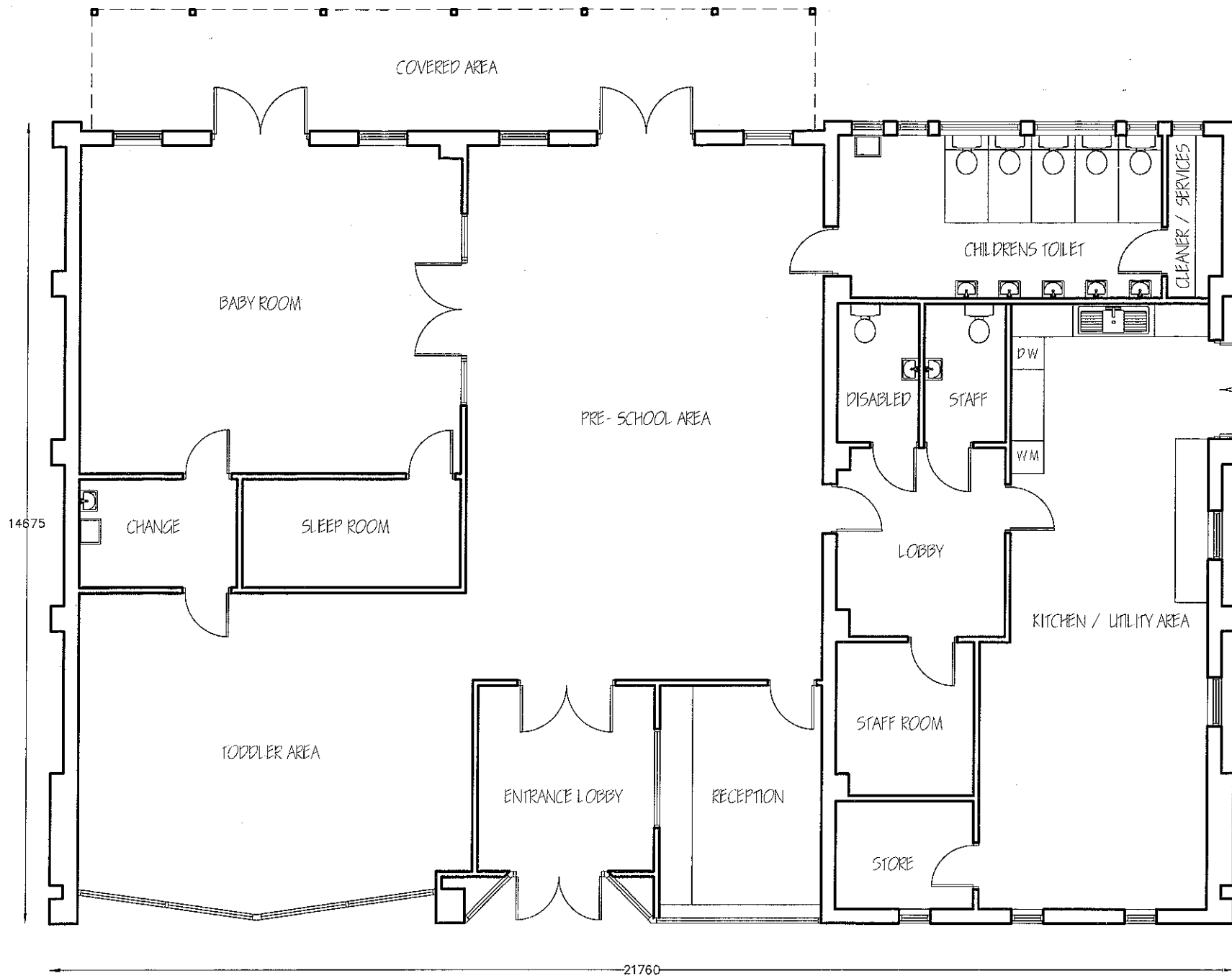
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Drawing no.:

1017 - 04

Rev.:

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320120657P

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BB7 2LH
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email: pdcc@hotmail.co.uk

Client:

Mrs K Jackson

Project:

Proposed Alterations to
form Day Nursery
24 - 28 Garnett Road
Clitheroe

Dwg title:

Proposed Ground Floor Plan
Low Level

Scale: A4:

1:100

Date:

19.07.12

Drawn by:

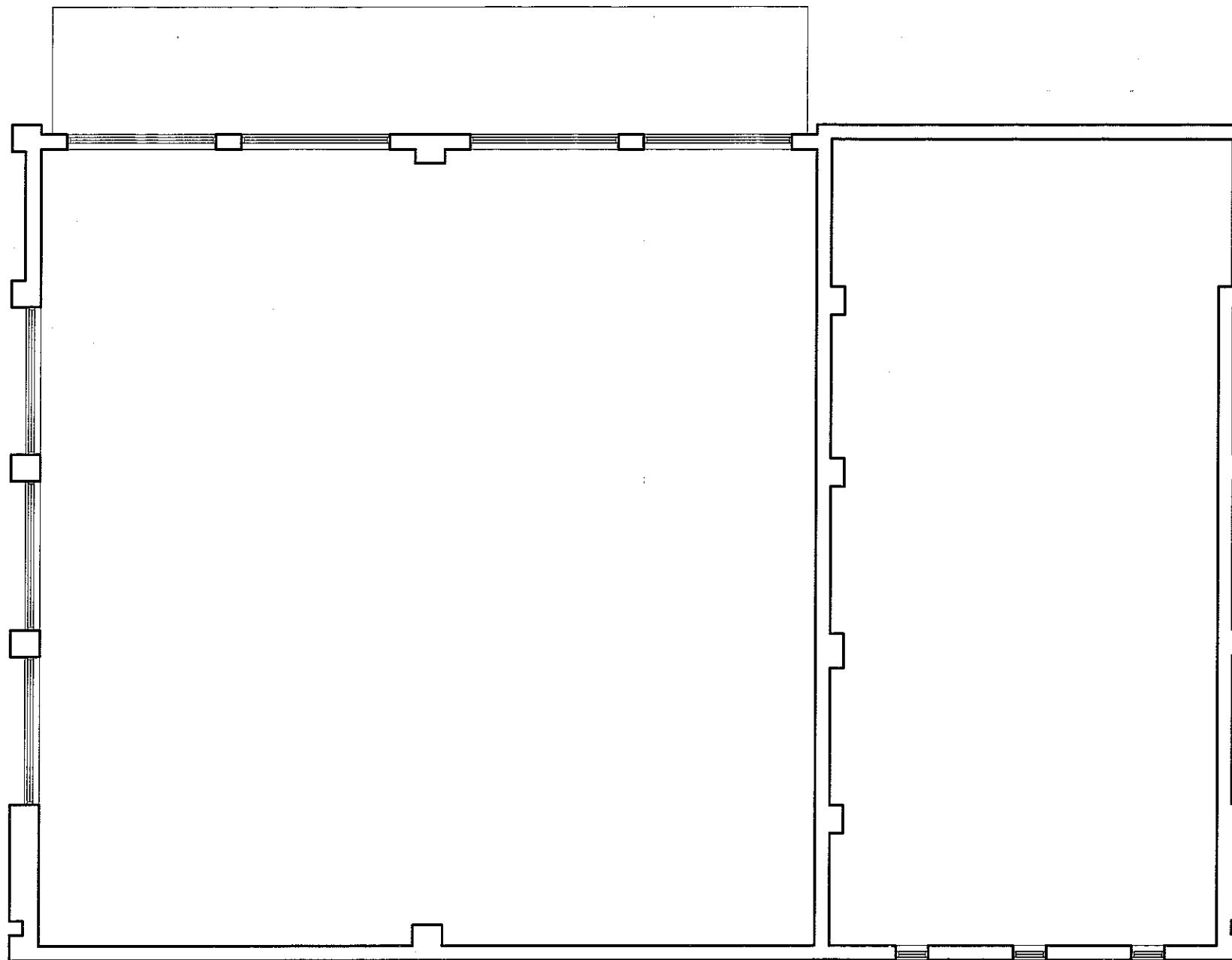
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Drawing no.:

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Rev.

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320120657P

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3 Manor Road, Clitheroe, Lancs
BB7 2LH
tel: 07976 771297
email: pdcc@hotmail.co.uk

Client:

Mrs K Jackson

Project:

Proposed Alterations to
form Day Nursery
24 - 28 Garnett Road
Clitheroe

Dwg title:

Proposed Ground Floor Plan
High Level (ceiling void)

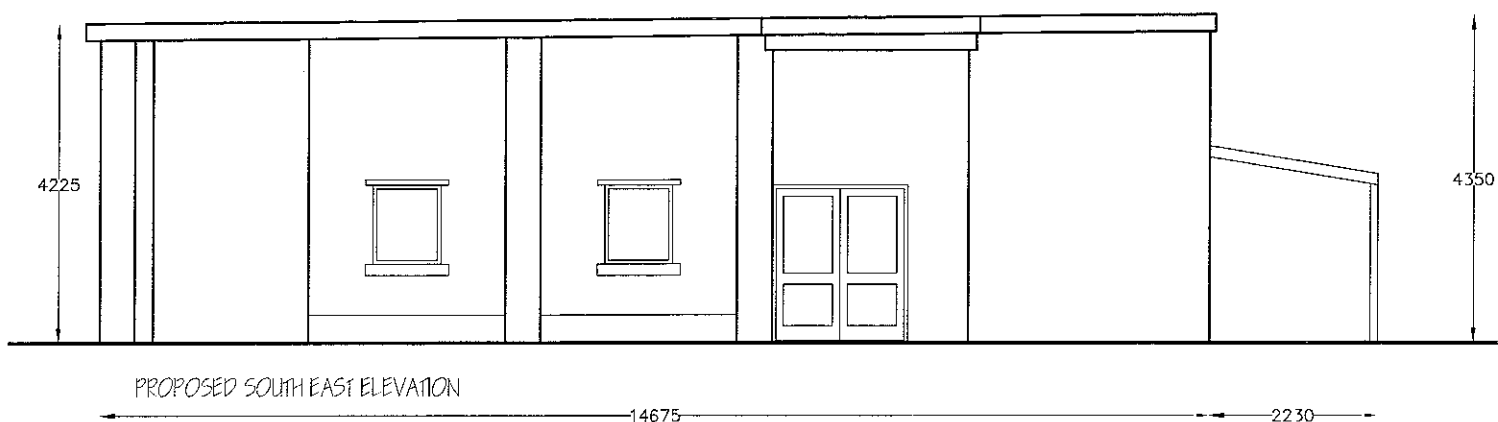
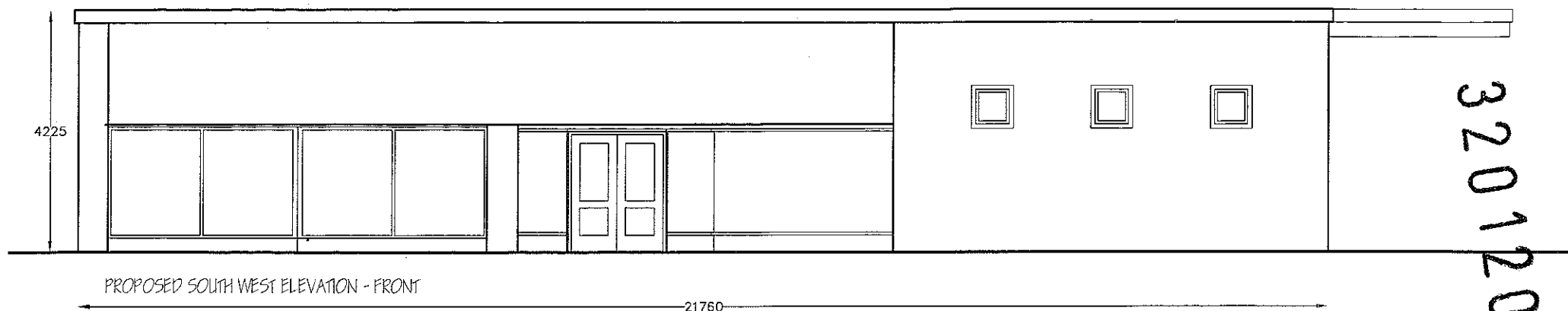
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Date:
21.07.11

Drawn by:
PD

Drawing no.
1017 - 07

Rev.
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External Materials

Walls - buff facing brickwork / cream painted render

Doors - painted timber

Windows - painted timber / upvc

Fascia above windows - grey coloured coated steel sheet

PD Construction Consultants
3 Manor Road Clitheroe, Lancs
BB7 2LH
tel: 07976 771297
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Client:

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Project:

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24 - 28 Garnett Road
Clitheroe

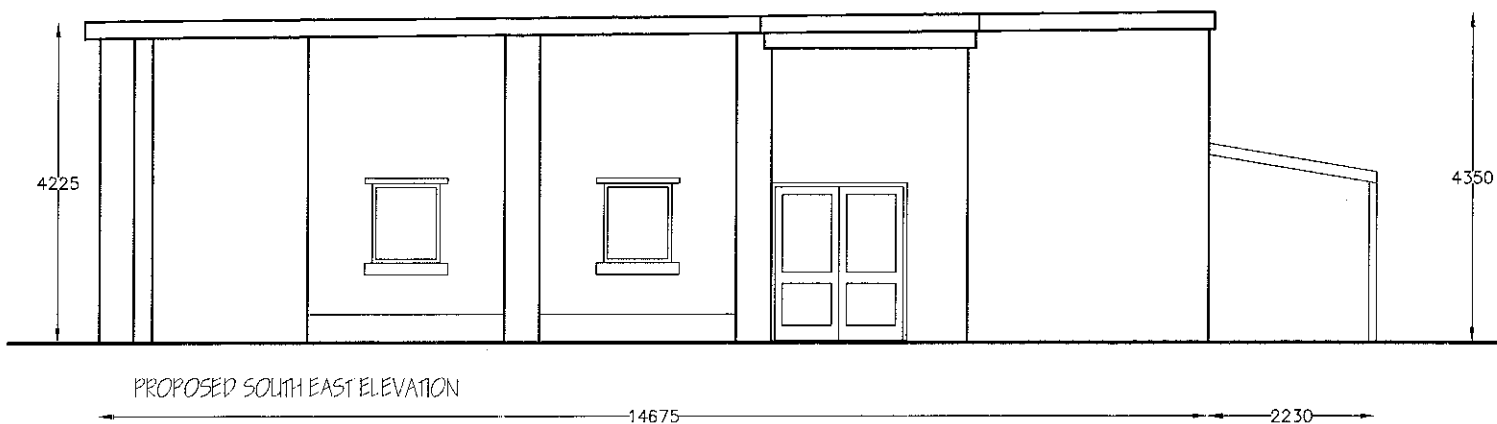
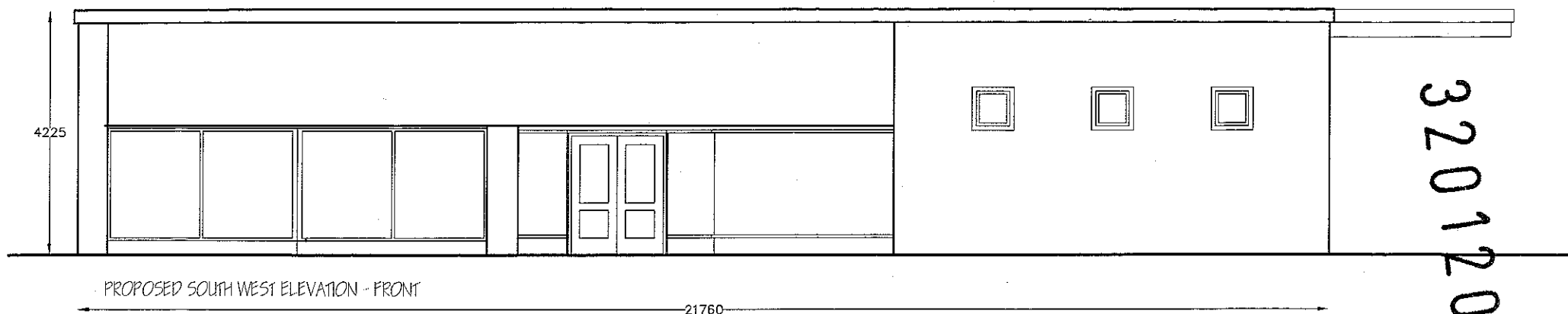
Dwg title:

Proposed Elevations
South West & South East

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320120657P



External Materials

Walls - buff facing brickwork / cream painted render

Doors - painted timber

Windows - painted timber / upvc

Fascia above windows - grey coloured coated steel sheet

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24 - 28 Garnett Road
Clitheroe

Dwg title:

Proposed Elevations
South West & South East

Scale: A4:

1:100

Date:

19.07.12

Drawn by:

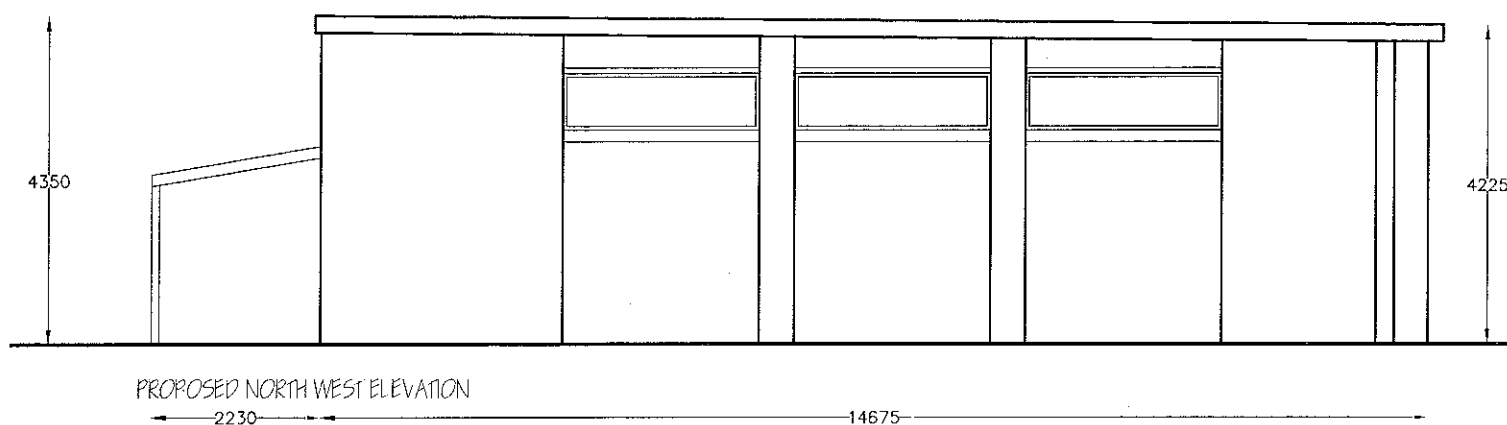
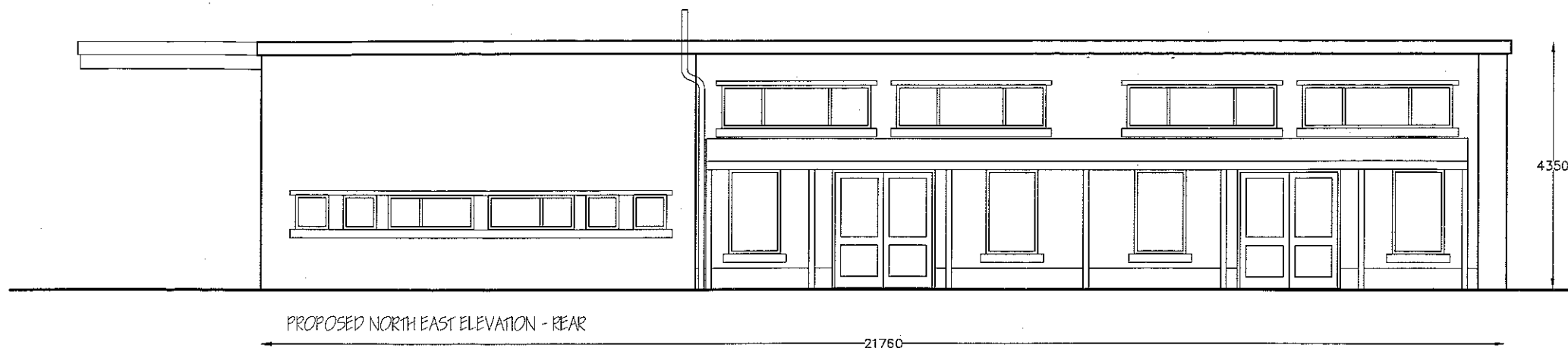
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Drawing no.

1017 - 08

Rev.

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External Materials

Walls - buff facing brickwork / cream painted render

Doors - painted timber

Windows - painted timber / upvc

Canopy - translucent upvc roofing sheets / stained timber posts

320120657P

PD Construction Consultants
3 Manor Road, Clitheroe, Lancs
BB7 2LH
tel: 07976 771297
email: pdcc@hotmail.co.uk

Client:

Mrs K Jackson

Project:

Proposed Alterations to
form Day Nursery
24 - 28 Garnett Road
Clitheroe

Dwg title:

Proposed Elevations
North East & North West

Scale: A4:

1:100

Date:

19.07.12

Drawn By:

PD

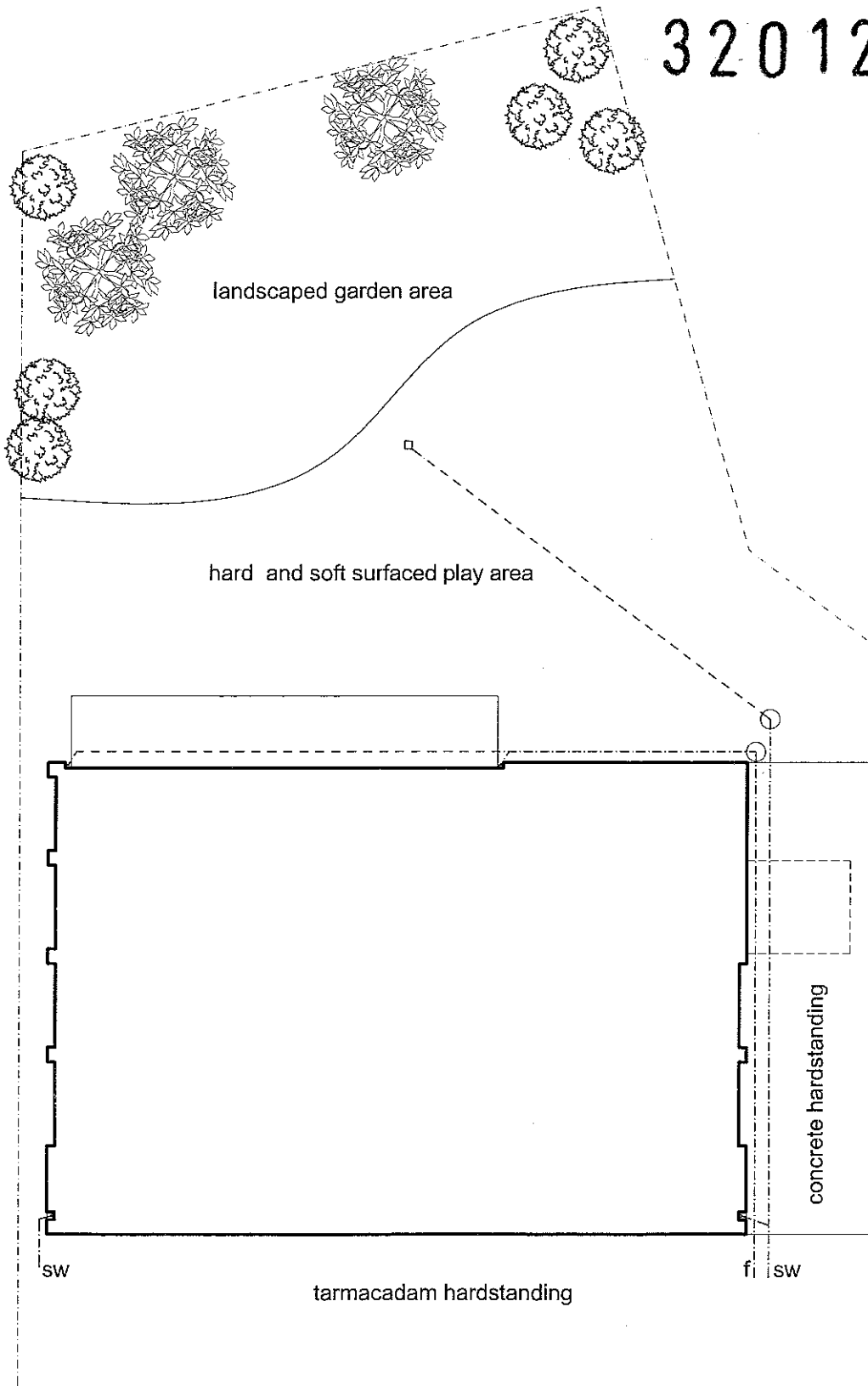
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1017 - 09

Rev.

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320120657P



site area 990sq.m.

PD Construction Consultants
3 Manor Road, Clitheroe, Lancs
BB7 2LH
tel: 07976 771297
email: pdcc@hotmail.co.uk

Client:
Mrs K Jackson

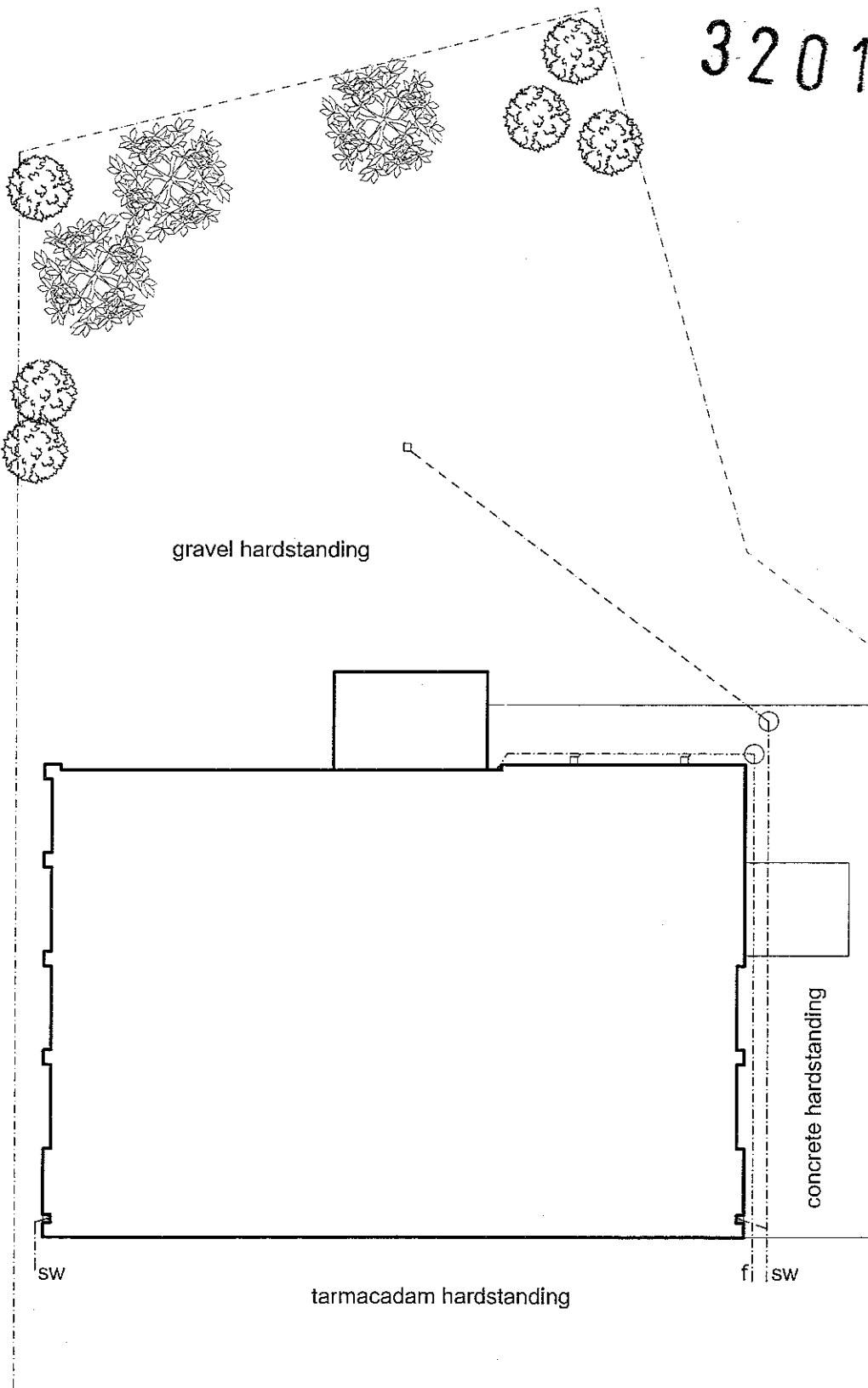
Project:
Proposed Alterations to
form Day Nursery
24 - 28 Garnett Road
Clitheroe

Dwg title:
Proposed Site Plan

Scale: A4:	Date:	Drawn by:
1:200	19.07.12	PD

Drawing no.	Rev.
1017 - 10	-

320120657P



site area 990sq.m.

PD Construction Consultants
3 Manor Road, Clitheroe, Lancs
BB7 2LH
tel: 07976 771297
email: pdcc@hotmail.co.uk

Client:

Mrs K Jackson

Project:

Proposed Alterations to
form Day Nursery
24 - 28 Garnett Road
Clitheroe

Dwg title:

Existing Site Plan

Scale: A4:

1:200

Date:

18.07.12

Drawn by:

PD

Drawing no.

1017 - 05

Rev.

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320120657P

PD Construction Consultants

Paul Derbyshire Dip Surv.

tel: 07976 771297

e-mail: pdcc@hotmail.co.uk

DESIGN AND ACCESS STATEMENT

DATE:

23rd July 2012

JOB REFERENCE:

Proposed Alteration to form Nursery, 24 – 28 Garnett Road, Clitheroe, Lancs

PROCESS:

What factors have you considered when deciding upon the use, design, scale, layout and materials used on the proposed development?

The scale and materials of the existing building were considered, along with a suitable location for the proposed canopy to minimise visual impact of the proposals to the surrounding area. There will be very few alterations to the external appearance of the existing building. Replacement windows, where required, will be in a design to match existing in upvc.

USE:

What will the extension / development be used for and justify why this is necessary?

The development is for the change of use from a retail shop (A1 use class) to a day nursery (D1 use class). The premises are currently unoccupied. The provision of the day nursery within the building brings the property back into use, ensuring that doesn't fall into a dilapidated state. The use of the building as a day nursery will also generate employment locally, and also provide additional nursery places for parents in the local area. The proposed canopy is to provide shelter from the elements for nursery children during outside play sessions.

AMOUNT:

What is the proposed size of the extension / development and why is this necessary and appropriate for the setting of the development?

The proposed extension is 13.3 x 2.5m. The proposed extension runs part length of the rear of the building. The size of the extension is to allow sufficient cover from the elements and is restricted to the minimum practical size.

LAYOUT:

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

The layout of the proposed extension has been determined by the size of the existing building and is at the rear of the premises to reduce the visual impact of the development from the highway.

SCALE:

Is the scale of the extension / development in keeping with the context of the site and in what way?

The proposed extension is in scale with the single storey existing building. The size of the extension is to allow sufficient cover from the elements and is restricted to the minimum practical size. The height of the proposed extension is below the existing eaves height.

LANDSCAPING:

If appropriate, specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used.

Landscaping to the rear area of the building will be a combination of hard and soft play area, supplemented by a landscaped green garden area. A more detailed layout plan will be submitted for approval should the current change of use application be approved.

APPEARANCE:

Specify how the extension / development fits in terms of its appearance and include details of materials used.

There will be very few alterations to the external appearance of the existing building. Replacement windows, where required, will be in a design to match existing in upvc.

The framework to the proposed canopy structure is of natural timber which blends with the existing landscaped garden / play area. The roof sheets are of opaque upvc sheets, which are lightweight and reduce the risk of handling injury during the installation process. The use of opaque sheets provides better protection from the sun.

ACCESS:

Explain how the extension / development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles.

There are no changes to access onto the site or within the site boundaries. The building benefits from level access through all doorways. There will be a significant reduction in vehicles visiting the site from the previous use as a shop. Shorter operating hours and specific drop off and pick times facilitate this reduction.

Signed:



Paul Derbyshire Dip. Surv