

13 AUG 2012

FOR THE
ATTENTION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320120734P

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:	Mr & Mrs	First name:	J	Surname:	Lawson
Company name:					
Street address:	Ashwood,		Telephone number:	Country Code	National Number
					Extension Number
	Old Langho		Mobile number:		
Town/City:	Blackburn		Fax number:		
County:			Email address:		
Country:					
Postcode:	BB6 8BB				

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:	Country Code	National Number
					Extension Number
			Mobile number:		
Town/City:	Clitheroe		Fax number:		
County:	Lancs		Email address:		
Country:					
Postcode:	BB7 1AW				

judith@jdixontownplanners.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Conversion of commercial office and manufacturing space to residential use, domestic extensions, and erection of triple garage with new commercial office space above.

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:	Ashwood		
Street address:			
	Old Langho		
Town/City:	Blackburn		
County:			
Postcode:	BB6 8BB		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	370238		
Northing:	436993		

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:	John	Surname:	Macholc
Reference:	JM/EL/3/ENQ/00139				
Date (DD/MM/YYYY):	20/07/2012	(Must be pre-application submission)			
Details of the pre-application advice received:					
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

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):

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

Precast stone

Description of *proposed* materials and finishes:

Metal cladding and render

Roof - description:

Description of *existing* materials and finishes:

Slate

Description of *proposed* materials and finishes:

Slate and lead

Windows - description:

Description of *existing* materials and finishes:

Painted timber

Description of *proposed* materials and finishes:

Aluminium frame and painted timber frames.

Doors - description:

Description of *existing* materials and finishes:

Painted timber

Description of *proposed* materials and finishes:

Aluminium frames and painted timber. Garage doors timber.

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

Location Plan

4229-01 Existing ground and first floor plans

4229-02a Existing Elevations

4229-03b Proposed ground floor plan

4229-04c Proposed first floor plan

4229-05d Proposed Elevations

4229-06a Proposed Site plan

4229-07d Proposed Coach House plans and elevation

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	14	14	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

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:

Mixed use residential office and manufacturing

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

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

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)

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

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	83.5	83.5
B1 (b)	Research and development	0.0	0.0		0.0
B1 (c)	Light industrial	127.0	127.0	0.0	-127.0
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	0.0	0.0	0.0	0.0
	Total	127.0	127.0	83.5	-43.5

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	1	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	
B1A							☒

21. Site Area

What is the site area?

00.40 hectares

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

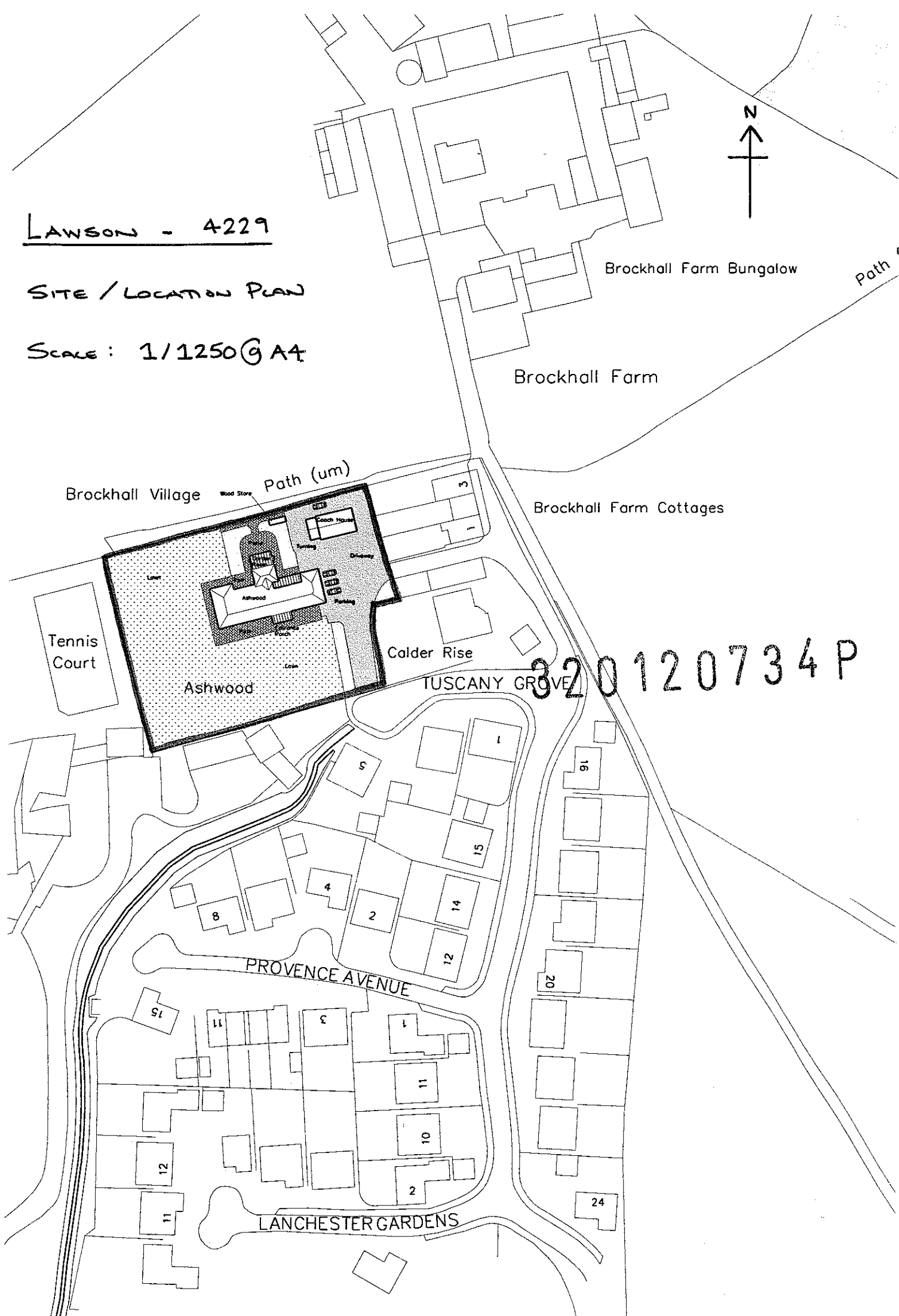
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that to the best of my/our knowledge any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

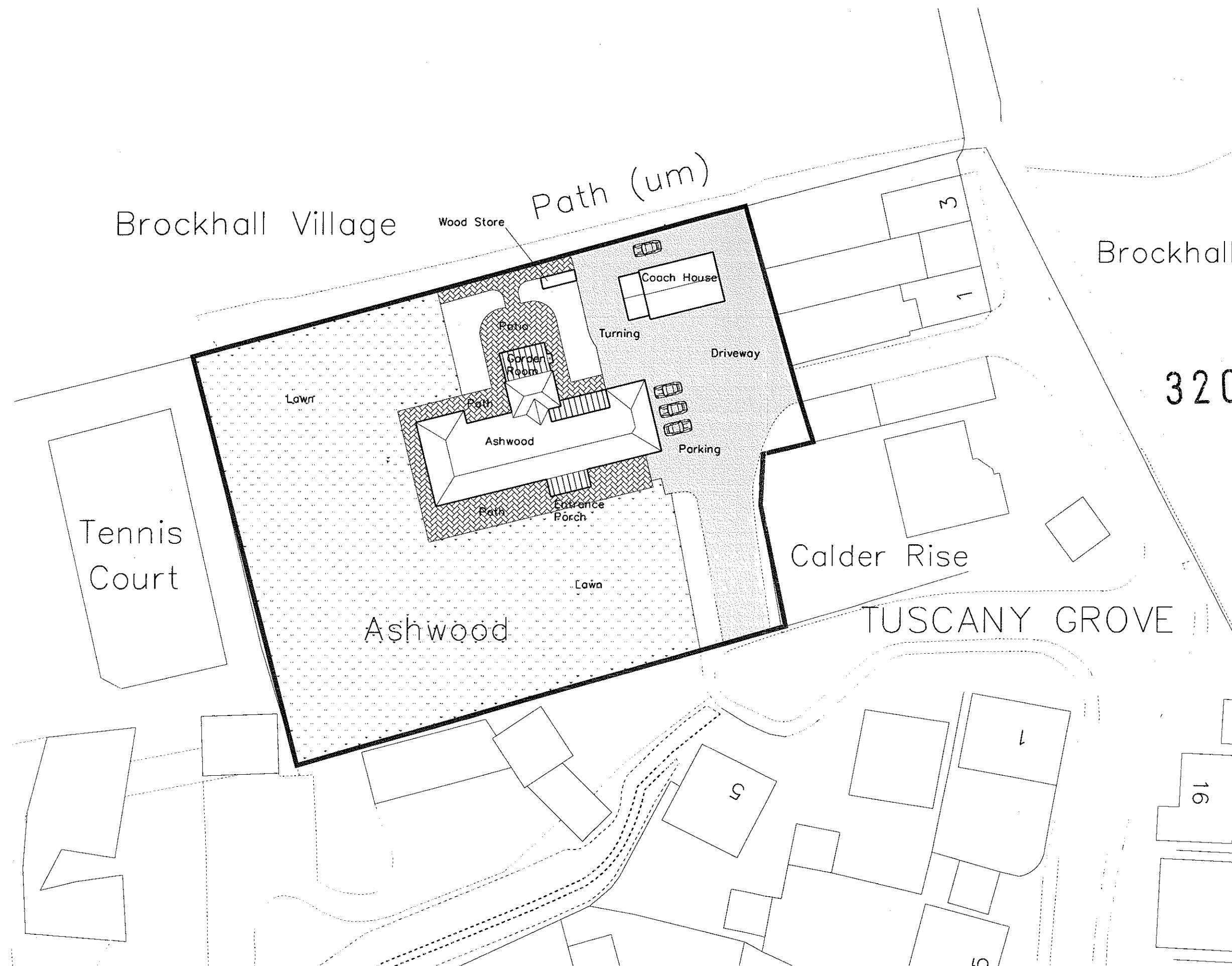
☒ Date

LAWSON - 4229

SITE / LOCATION PLAN

Scale: 1/1250 @ A4





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REVISIONS:
 Rev. A Revised following meeting with client
 (02.05.2012) - 10.05.2012 - PC

Client
 Mr and Mrs J. Lawson

Job Title
 Proposed Alterations to
 Ashwood
 Brockhall Village
 Old Langho
 Blackburn
 BB6 8BB

Drawing Title
PROPOSED:
 Site plan

Scale
 1:500 @ A3

Date
 April 2012

Drawn
 JB

spa
SUNDERLAND PEACOCK ARCHITECTS

SUNDERLAND PEACOCK & ASSOCIATES LTD
 HAZELMERE, PIMLICO ROAD, CLITHEROE
 LANCASHIRE, BB7 2AG
 T 01200 423178 F 01200 427328
 E info@sunderlandpeacock.com
 www.sunderlandpeacock.com

SITE PLAN

4229 -06A

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DESIGN AND ACCESS STATEMENT

PROPOSAL: CONVERSION OF COMMERCIAL OFFICE AND MANUFACTURING SPACE TO RESIDENTIAL USE, DOMESTIC EXTENSIONS, AND ERECTION OF TRIPLE GARAGE WITH NEW OFFICE SPACE ABOVE.

SITE: ASHWOOD BROCKHALL VILLAGE, OLD LANGHO, BLACKBURN BB6 8BB.

1. SITE DESCRIPTION

- 1.1 Ashwood was originally one of the intuitional buildings at the former Brockhall Hospital which was founded in 1904. It is positioned on the northerly edge of Brockhall Village and faces open fields to the north. Apart from this northern boundary the site is completely surrounded by residential development on all sides. For the most part the other houses which surround this property have been built as part of the redevelopment of the former hospital site.
- 1.2 Ashwood is a two storey building of pre-cast stone with quoins, head and sills, sash window with mostly six panes over six, a blue slate roof with deeply overhanging eaves and cut stone chimney stacks with a cornice at the top. The building has a roughly 'E' shaped plan form and it rough symmetrical. The windows are regularly place on the south elevation. On the north elevation three are single storey glazed lean to structures between the two storey projections. The building stands within a substantial garden and has a parking area between the two entrances to the site. The property has no garaging at present. Trees within the garden are subject to a tree preservation order.
- 1.3 The floor space of the building is roughly divided into two thirds residential use and one third commercial use. The applicants live in the building and until recently ran a business from the property.

2 PROPOSED DEVELOPMENT

- 2.1 The proposal is to convert the commercial floor space into living accommodation, erect a three car garage within the garden with an office above. More detailed information is given below.

3. ASSESSMENT

- 3.1 The Development Plan document for this area is the saved policies in the adopted Ribble Valley Local Plan. The site formed part of the former Brockhall Hospital. The following policies are relevant to the proposal:

Policy A2 - Brockhall Area Policy.
Policy GI - Development Control.
Policy EMP 11 Loss of employment land.

4. SITE HISTORY

- 4.1 93/0475 Change of use from Class C2 to Class C3 approved 16/9/93
93/0671 Conversion of Ashwood House into sports clinic and ancillary offices and three residential units Approved 8/2/94
05/0375 Consent to display advert- two flag and flag poles.

5. INVOLVEMENT

- 5.1 Pre-application advice was sought for the development. John Machole Head of Planning confirmed that he had no objection to the proposal in terms of the loss of the employment use and acknowledged that this is partly mitigated by the creation of a small employment space proposed above the garage. He confirmed that the proposed extensions are subservient to the building and appropriately detailed.

6. EVALUATION

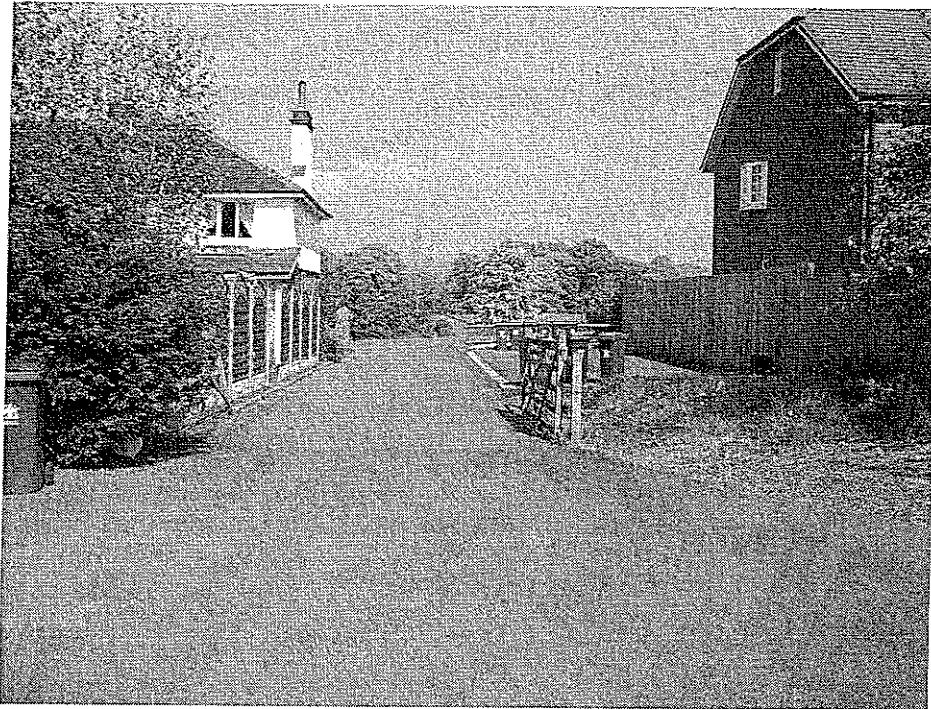
- 6.1 Ashwood was one of the first buildings of the former Brockhall Hospital to be reused after the hospital closed. The planning permission that was granted in 1993 reference 03/1993/0671 enabled the applicant to establish his business - Science in Sports, which manufactured sports drinks. The manufacturing element of the business was carried out on the site from 1994-1999 when the manufacturing side of the business expanded and moved to Altham. The administration of the business continued at Ashwood with sales staff occupying the manufacturing area on the ground floor of the building.
- 6.2 The applicant has recently sold the business and the sales and the administration part of the business has left Ashwood. The applicant has had

a career change and now uses his considerable knowledge gained through running a successful business to mentor other people embarking on fledgling businesses. It is his intention to run this new business from the proposed office above the proposed garage and convert the existing commercial floor space at Ashwood to residential use.

- 6.3 Policy A2 of the RVDWLP is written to guide the acceptability of proposed after uses and other development proposals at Brockhall. The planning permission granted in 1993 to establish the mixed business and residential use at Ashwood complied with the requirements of the policy. In particular it created employment opportunities which helped to replace those lost as a result of the hospital closure and it reused one of the existing buildings on the site which contributed to the character of the site. The applicant anticipated at that time that the land to the south of Ashwood would be redeveloped for business purposes. The redevelopment of this area of Brockhall has been however detached houses in a modern housing estate around four cul-de sacs.
- 6.4 The vehicle access to Ashwood is along Gleneagles Drive and Tuscany Grove. These are residential streets with children playing out on cycles and cars parked in front of houses. Commercial traffic using these streets would be incongruous and larger delivery vehicles would find the streets difficult to negotiate and could be potentially dangerous. Ashwood is the only commercial property in this part of Brockhall. The reduction in the amount of commercial floor space as proposed is more appropriate in scale to the character of the area as it is now rather than what was envisaged in the 1990's
- 6.5 Sports in Science is a successful business and has contributed to the local economy for nearly twenty years. The manufacturing of products did occur on the site until 1999 which it was moved out to larger premises. The administration and sales side of the business remained at the site because of

the historical link and because the owners of the business continued to live at Ashwood. The proposed change of the business to that of a base for mentoring of new business continues employment at the site, is more appropriate in scale to the residential setting of the site and still contributes to the economy of Ribble Valley and East Lancashire.

- 6.6 The Council is in the process of formulating the Core Strategy. Key Statement EC1: Business and Employment Development envisages that new economic development will be directed to larger settlements such as Clitheroe, Longridge and Whalley and along the A59 corridor as well as growth at BAe Salmesbury. It does not identify Brockhall as an area for employment expansion. The significance of Brockhall as an employment site has declined as the redevelopment of the former hospital site is nearly complete.
- 6.7 Clearly the proposal includes a reduction in the commercial floor space at the site. This needs to be considered under policy EMP 11: Loss of employment land of the aRVDWLP. This policy sets out criteria to be against which to assess applications which involve the conversion or redevelopment of industrial or employment generating sites. These include the environmental benefits to be gained by the community, the potential economic and social damage caused by the loss of jobs in the community.



Vehicle access from Gleneagles Drive access between Calder Rise and Brockhall Farm Cottages.



The vehicle access off Tuscany Drive is presently flanked by children's football nets.

- 6.8 We have already stated that there would be benefits to the community by the scaling down of the commercial activity at the site. The site is served by residential roads. If the B1 light industrial use was to continue it could be expected to receive deliveries from commercial vehicles which would be inappropriate in this residential setting using residential street. In addition the vehicular accesses to the site pass close to the residential properties

Calder Rise and 1,3,5 Tuscany Grove. The parking loading and servicing area of Ashwood House is to the rear of 1 to 3 Brockhall Farm Cottages and Calder Rise.

- 6.9 The original business that operated from the premises expanded and moved off-site to larger premises at Altham where it expanded again resulting in a move to Nelson, where it is still in operation today. The conversion of the commercial floor space of Ashwood would not result in the loss of current employment from the site. Some employment at a reduced level will continue at the site within the proposed new outbuilding.
- 6.10 The proposal also includes the replacement of two glass lean to structures at the rear of the building with two single storey extensions together with an extension to the existing kitchen to provide a garden room. A detached triple garage with office above is also proposed. The planning permission granted in 1993 reference 93/0671 also included a detached four car garage and we consider that the permission to erect these garages is still extant.

7. DESIGN

- 7.1 The existing glass lean to structures at the rear of the building date from the period when the building was in use as part of the hospital. The glass is within a timber frame. It is proposed to replace these structures with single storey flat roofed extension with the same foot print as the existing structures in metal cladding and glazing with a rolled lead roof. The garden room is proposed in similar materials. A porch of a complementary design is proposed on the front elevation. The original 'stonework' of the building was a composite made on the site possibly using river gravel. It would be impossible to match this material. The extensions are proposed in a material which is very different from the 'stone' and incorporates large areas of glazing. The two storey infill section at the rear of the property uses render at the first floor level. The extensions will contrast with the main building but will remain subservient to the building which has a strong architectural design.
- 7.2 The proposed triple garage is positioned to the rear of Ashwood and behind 2 and 3 Brockhall Cottages. It can accommodate three cars on the ground floor and has a

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separate entrance and staircase to the first floor which is to be used as office. Its overall footprint is 12.9m by 6.63m and has a height to the ridge of 6.189m and a height to the eaves of 3.974m. The angle of the roof and the overhanging eaves details reflect style of Ashwood. The positioning of the windows in the proposed outbuilding will not cause any loss of privacy to nearby properties.

7.6 The proposal conforms to the requirements of Policy G1 of the Adopted Local Plan.

8. ACCESS

8.1 It is not intended to alter the existing access to the site. Adequate car parking and turning area is retained. The proposal complies with the requirements of Policy G1 of the Adopted Local Plan.

Judith Douglas BSc (Hons) Dip TP, MRTPI

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

August 2012