



**RIBBLE VALLEY
BOROUGH COUNCIL**

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**

For office use only

Application No **320130009P**

Date received

Fee paid £

Receipt No:

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	First name:	Tony	Surname:	Clarkson
Company name:	The Sanctuary of Healing				
Street address:	Dewhurst Road		Telephone number:	Country Code	National Number
	Langho				Extension Number
			Mobile number:		
Town/City:	Blackburn		Fax number:		
County:			Email address:		
Country:					
Postcode:	BB6 8AF				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Deborah	Surname:	Smith
Company name:	Smith Planning Consultancy				
Street address:	16 Tulketh Avenue		Telephone number:	Country Code	National Number
					Extension Number
			Mobile number:		
Town/City:	Preston		Fax number:		
County:			Email address:		
Country:					
Postcode:	PR2 1DR				
	deborah@smithplanningconsultancy.co.uk				

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed erection of kitchen extension, utility store (retrospective), plant shelter and extension to existing car park from 48 car parking spaces and 4 disabled spaces to 77 car parking spaces and 8 disabled spaces

Has the building, work or change of use already started?

☒ Yes ☐ No

If Yes, please state the date when the building, work, or use started:

23/09/2012

Has the building, work or change of use been completed?

☐ Yes ☒ No

4. Site Address Details

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

House:		Suffix:	
House name:	The Sanctuary of Healing		
Street address:	Dewhurst Road		
	Langho		
Town/City:	Blackburn		
County:			
Postcode:	BB6 8AF		

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

Easting:	368942
Northing:	434153

Description:

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 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

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

☒ Yes ☐ No

If Yes, please provide details:

As existing

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:

Red brick (main building) and white render with stone feature quoins to corners (extension)

Description of proposed materials and finishes:

White render with stone feature quoins to corners (kitchen extension)

Red brick Flemish bond to match existing (utility store)

The plant shelter is an open sided structure

Roof - description:

Description of existing materials and finishes:

Natural slate (grey)

Description of proposed materials and finishes:

Natural Slate (grey)

9. (Materials continued)

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

UPVC (white)

Description of *proposed* materials and finishes:

UPVC (white)

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

Timber panel doors

Description of *proposed* materials and finishes:

Timber panel doors

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

Red brick wall and timber panel fence

Description of *proposed* materials and finishes:

As existing (no change)

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

Tarmacadam

Description of *proposed* materials and finishes:

Tarmacadam

Lighting - add descriptionDescription of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

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:

See 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	48	77	29
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	4	8	4
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:

Health Clinic (Class D1)

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)
320130009P

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	83.8	83.8
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	0.0	0.0	83.8	83.8

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	10	8	0
Proposed employees	0	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							☒

21. Site Area

What is the site area?

01.00 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

Design and Access Statement

campbelldriverpartnership
architects

The Sanctuary of Healing langho

Client

Tony Clarkson, The Sanctuary of Healing

Scheme

Proposed Extension, Parking and Stores

Site

Dewhurst Road
Langho, Blackburn
BB6 8AF

Date

December 2012

report prepared by:

*Campbell Driver Partnership Ltd
Capricorn Park
Blakewater Road
Blackburn
BB1 5QR*

320130009P

1.1 GENERAL

This statement accompanies a submission to Ribbles Valley Borough Council for full planning consent for the minor works at 'The Sanctuary of Healing' - as described in section 1.4. This report should be read in conjunction with the following drawings:

- 12.148.01 Proposed Site Plan
- 12.148.05 Existing Site Plan
- 12.148.06 Existing Floor Plans
- 12.148.07 Proposed Floor Plans
- 12.148.08 Existing Elevations
- 12.148.09 Proposed Elevations
- 12.148.10 Proposed Utility Room
- 12.148.11 Proposed Canopy
- 12.148.12 Location Plan

1.2 DESIGN TEAM

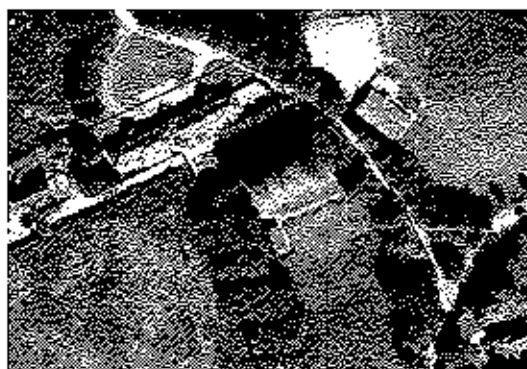
The planning stage design team consists of:

Campbell Driver Partnership (Architects)
Smith Planning Consultants

1.3 SITE LOCATION

The site is under the complete ownership of the applicant and forms part of the site currently used at the Sanctuary of Healing.

The application areas have no outstanding planning permissions against them (*please note - approval reference 3/2009/0115 remains current for the site*)



Aerial view of site and surrounding landscape, (site outlined in red)

1.4 USE

All elements of this application relate to allowing the continued success of 'The Sanctuary of Healing', a registered charity that delivers a wide range of healing therapies and restorative exercise classes; and operates a successful Organic Cafe.

Since opening in 2007, The Sanctuary has proven an essential resource for many, providing much needed care, support and therapies for both local and national visitors.

The applicant proposes several small and relatively separate items of work

- a) construction of a single storey kitchen extension and new bin store, adjoining the existing property.
- b) Construction of a stand alone single storey (non habitable) utility room within an existing boundary wall
- c) Construction of an open sided single storey canopy store within an existing boundary wall
- d) Extension of the existing car park to provide additional parking bays
- e) Creation of new disabled parking bays and a disabled drop off/loading bay

Existing parking arrangements are effective, but occasionally impact on neighbouring sites through deliveries blocking Dewhurst Road and some overspill parking; particularly as visitor numbers are increasing. Existing disabled bays are generally sufficient but will be affected by works approved under 3/2009/0015. This application will ensure minimal disruption to the numerous visitors in wheelchairs when these works are undertaken.

In the proposed location of the canopy there is an informal store with no cover. The applicant intends the canopy will allow a more organised approach to this area.

Brought together, these works will remove several in-conveniences to the current operation of 'The Sanctuary', reducing the impact of the centre on the neighbouring properties and allowing the centre's staff to more effectively deliver their highly valued work.

1.5 AMOUNT

Due to the separate nature of the works – the entire construction site covers 6,376m². However, It should be noted that this is not representative of the actual works proposed as:-

The applicant intends to phase the works, undertaking each element in succession. As a result, at any one time the construction site will be confined to the immediate location of the works and will not enclose Dewhurst Road, ensuring continued free passage for all traffic.

1.5.1 Schedule of Areas (footprint)

Structures

Utility	34.1m ²
Kitchen Extension	21.7m ²
Canopy	28.0m ²

Parking

Disabled Bays & Drop off Bay	285.7m ²
Car Park Extension	747.5m ²

Works within the parking area will provide:-

- an additional 26 standard parking bays
- 4 disabled parking bays
- 1 disabled drop off/loading bay

1.6 LAYOUT/SCALE

The layout of the proposals are in keeping with the existing aesthetics and operations of the Sanctuary and will have a minimal effect on the surrounds.

The proposed structures are all single storey, subservient to the primary structure and in keeping with the existing single storey bays. They are therefore appropriate in terms of scale and massing.

Kitchen Extension

The proposed extension replaces an existing 1.8m high wall which conceals the existing bin store. It infills a space that currently has only minimal use. Egress from the adjacent fire exits will not be impeded. The building line follows the existing adjacent boundary wall to the Organic Cafe and therefore has no adverse impact on Dewhurst Road.

Utility

The Utility store is located fully within an existing 1.8m high boundary wall. Due to the topography of the site the structure is barely visible from Dewhurst Road

Canopy

Like the Utility Store, the proposed canopy falls fully within existing boundary structures. It is also hidden from view from Dewhurst Road by existing mature trees which will be protected and retained. The orientation and structure type has been chosen to ensure full protection of the trees.

The neighbouring residential property does not overlook the site with any windows to habitable rooms. The proposed works will improve on the existing use of the site.

Car Park

The Car Park provides an additional tier to the existing provision and will be accessed from the existing entrance. The site is surrounded by mature trees and will have minimal visibility from all vantage points.

Disabled Bays and Drop-off Bay

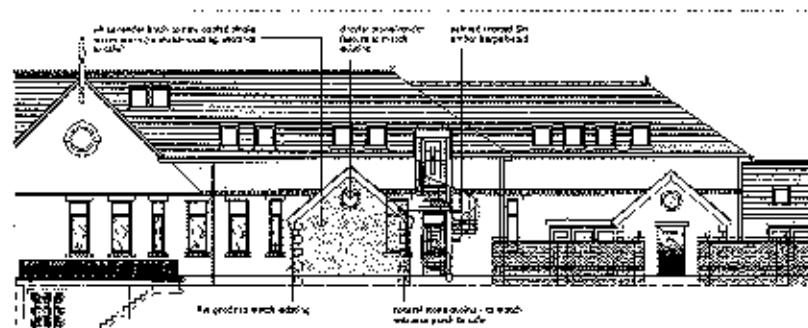
The new disabled bays are located 'adjacent' to the main door, allowing level access. Existing service facilities (Gas; telecom) will be fully retained and protected, as will existing trees. Some work may be required to the adjacent hedgerow – but this will be fully replaced.

The existing footpath (owned by the applicant) will be slightly re-routed, but will be re-laid to the same standards as existing.

The drop off bay will be located adjacent to the new kitchen extension, allowing delivery vehicles to park off Dewhurst Road and avoid blocking the road (as currently happens).

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1.8 LANDSCAPE



The proposed kitchen extension uses materials to match the existing structure and mirrors the adjacent porch to the Organic Cafe.

Utility Store and Canopy

Although largely hidden from external view, these two structures will use Flemish bond red brick to match existing, with natural slate roofs and timber eaves/fascias – ensuring an easy match with the primary building and adjacent boundary walls.

In style it mirrors both the adjacent porch to the Organic Cafe and the primary gable to the main building. The white render finish is also in keeping with these two adjoining elements. The stone circle feature and quoins help to break up render and present a simple yet interesting frontage.

Parking areas will be formed from a combination of compacted cinder finish (parking) and macadam (drop off bay) - all to match existing.

Existing mature and semi-mature trees will be protected and retained. Adjacent to the disabled bay parking area, any disturbed hedgerow will be replanted.

Existing ornamental planting to the rear of the Sanctuary will be protected and retained.

1.9 ACCESS

1.9.1 Vehicular access

Primary vehicular access to the site will be as existing, with no alterations proposed to the entrance into the car park.

Disabled bays will be accessed from Dewhurst Road in a similar manner to the existing parking bays in front of the Sanctuary. Due to the shape and minor nature of this road it is not foreseen that this will have an impact on the flow of traffic.

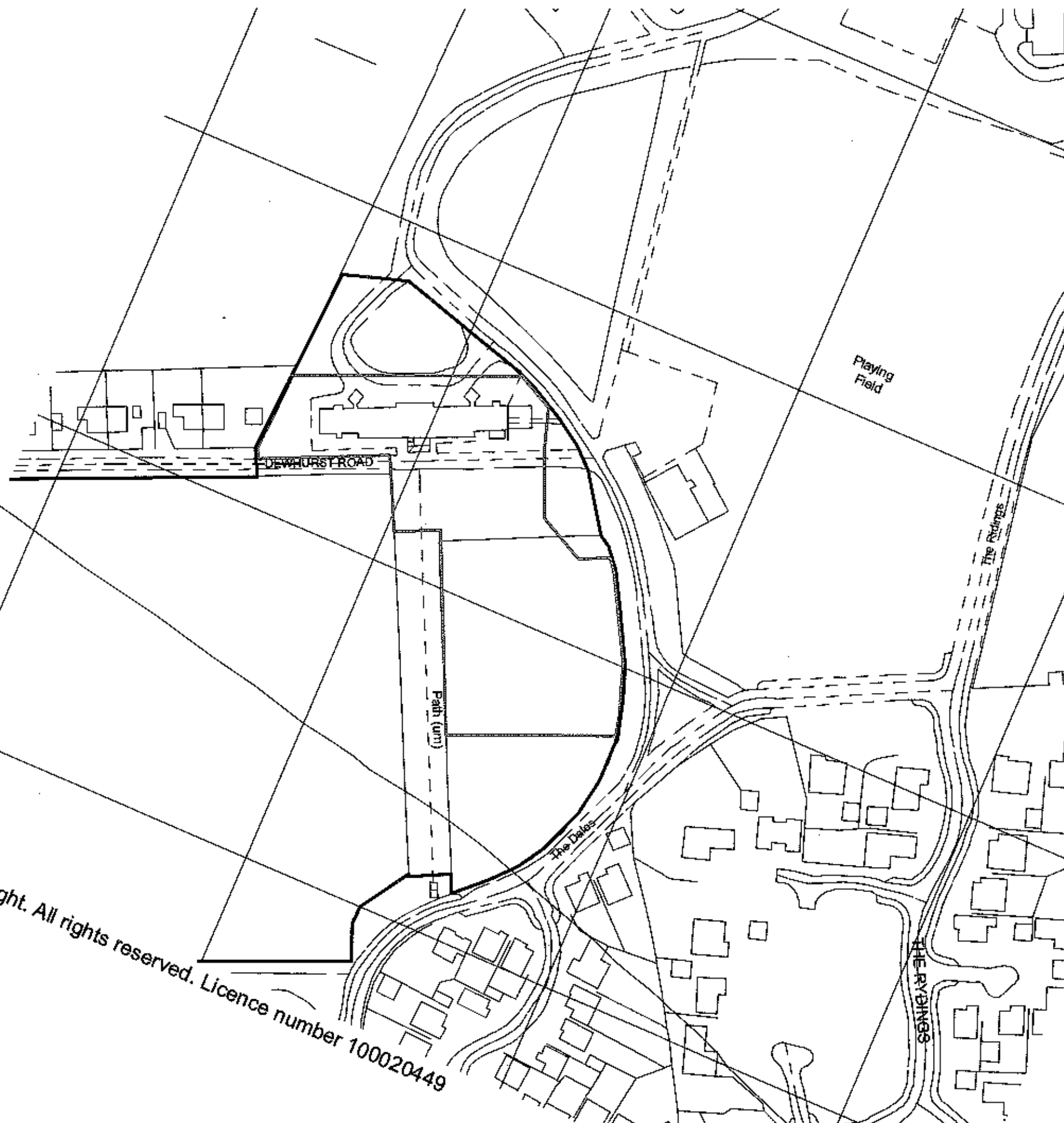
Occasional disruption to vehicle movement along Dewhurst Road will be removed with the addition of the drop off/loading bay.

1.9.2 Inclusive Access

The addition of the new disabled bays will lead to improved access for disabled visitors at the rear entrance (which tends to be the primary entrance). Internally, access is not affected.

Public or general access to the Utility and Canopy stores will not be required. Both structures, by the nature of the associated activities, will only be used by able bodied staff.

revisions: _____



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campbell driverpartnership
architects designers surveyors

client: **tony darkson**

project: **the sanctuary of healing**
langho

sheet: **Location Plan**

diag no:	12.148	12	
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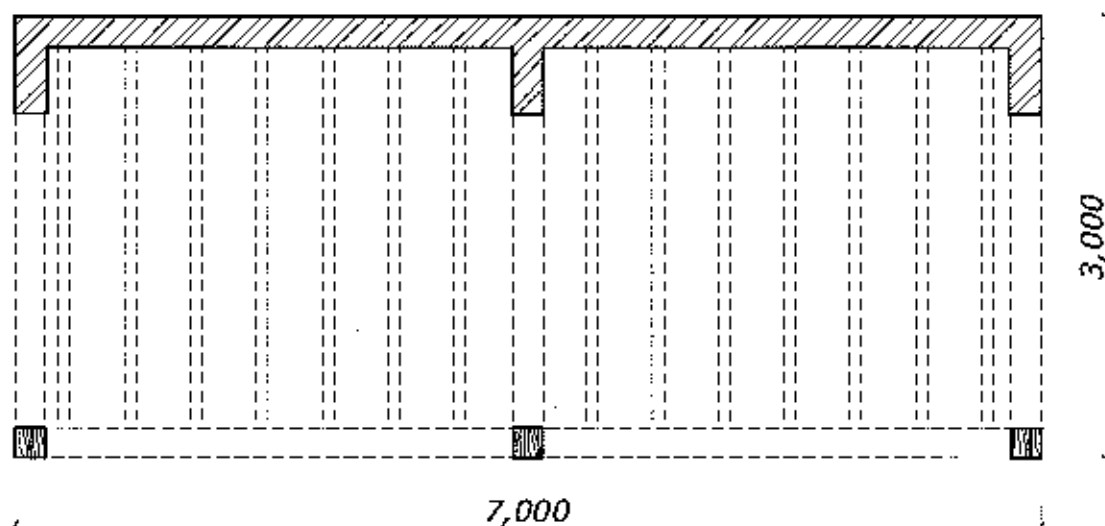
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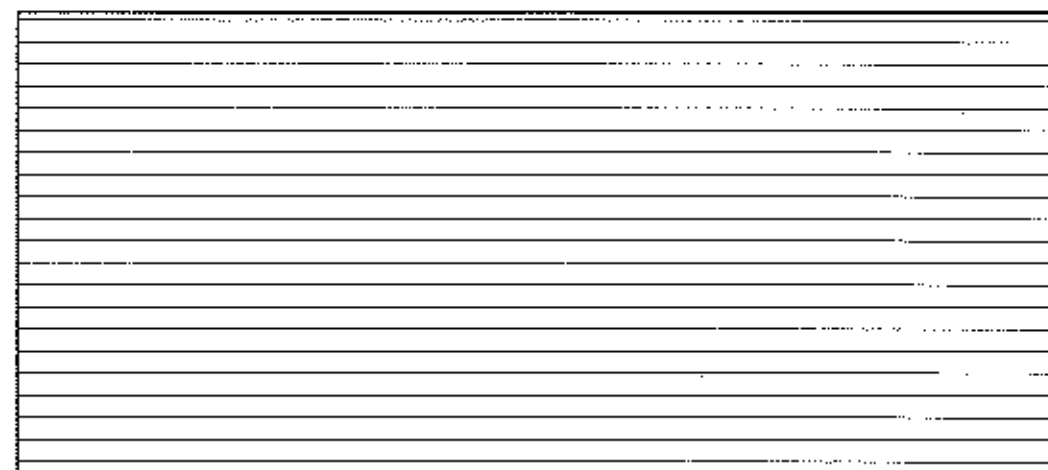
drawn: _____

capitron park
blackwater road
blackburn bb1 5qr
t: 01254 297700
f: 01254 297701
email: design@cdpartnership.co.uk

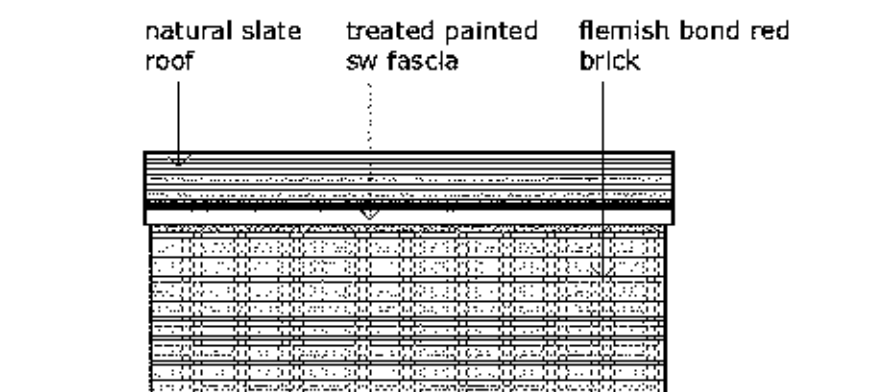
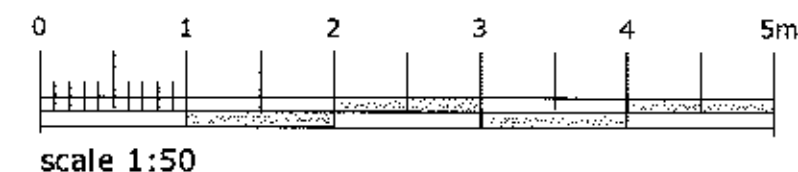
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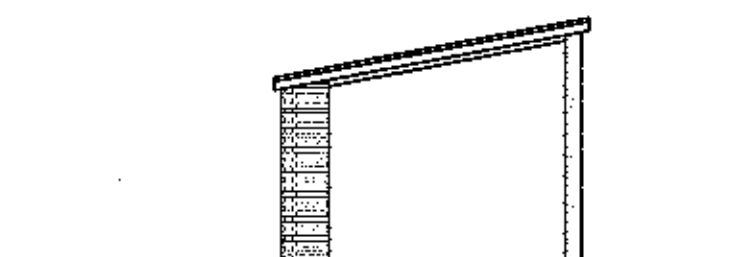
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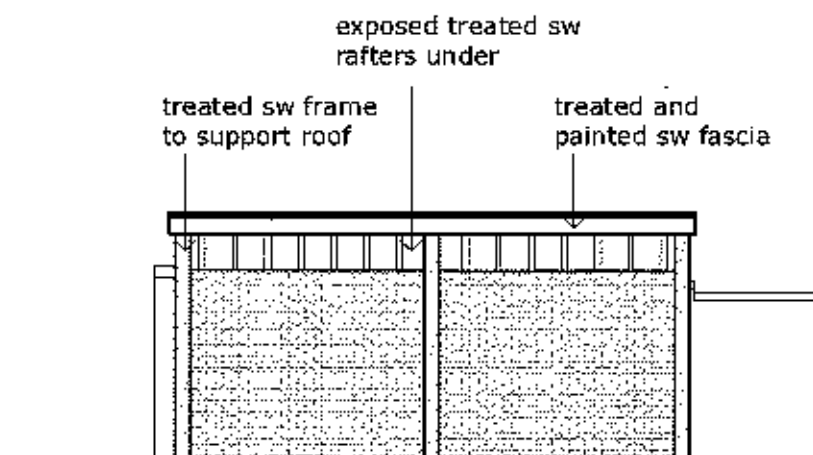
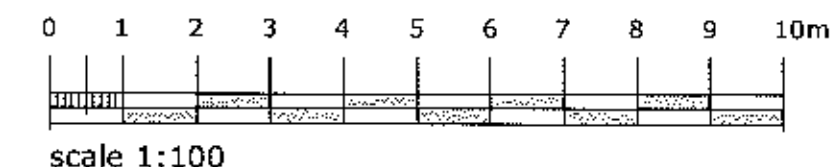
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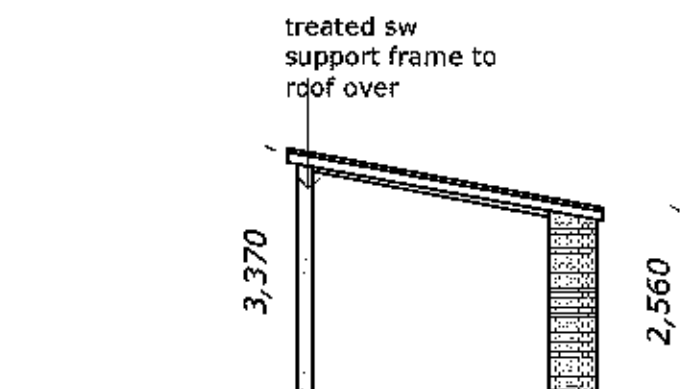
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proposed side (SW) 1:100



proposed front elevation (SE) 1:100



proposed side (NE) 1:100

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campbell driver partnership
architects designers surveyors

client: tony dackson

project: the sanctuary of healing
langho

sheet: Proposed Open Storage

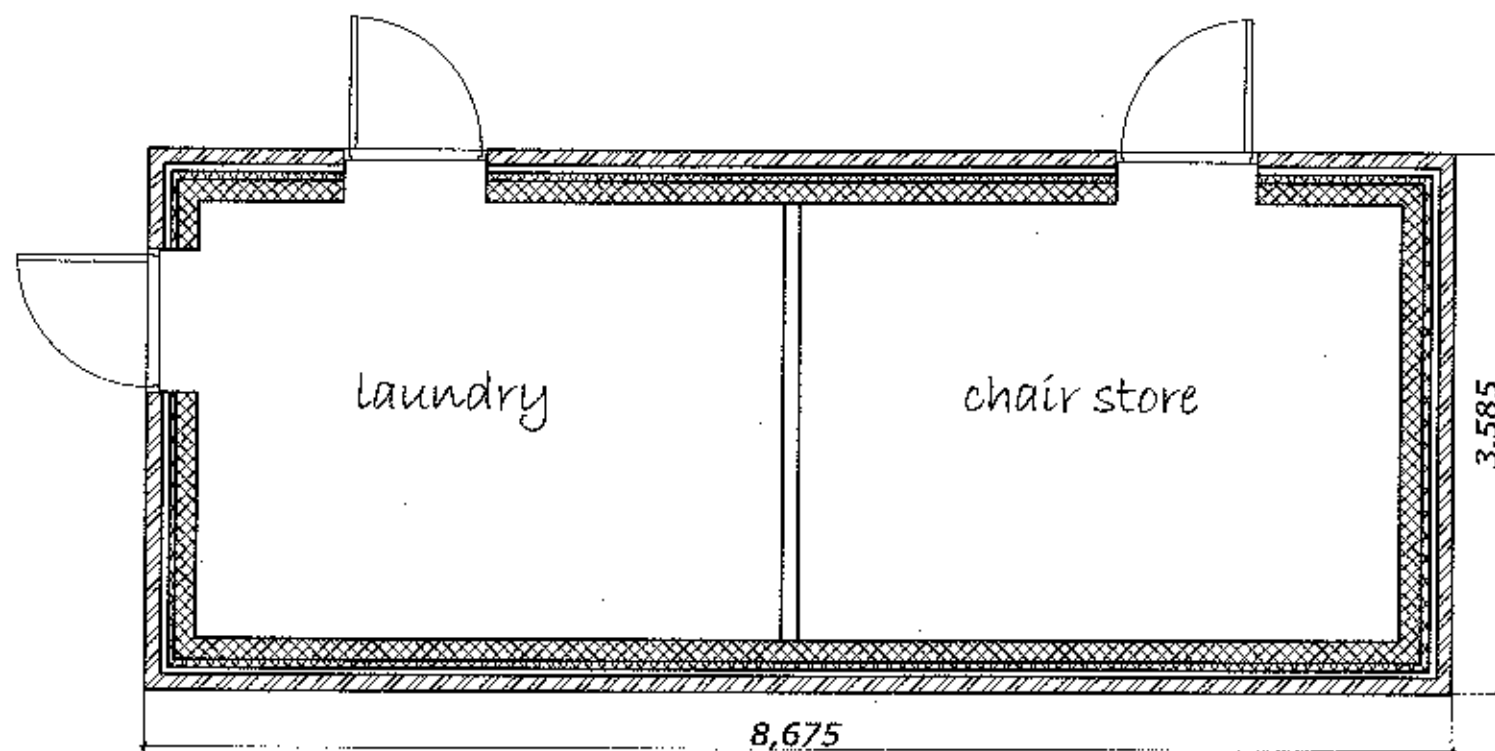
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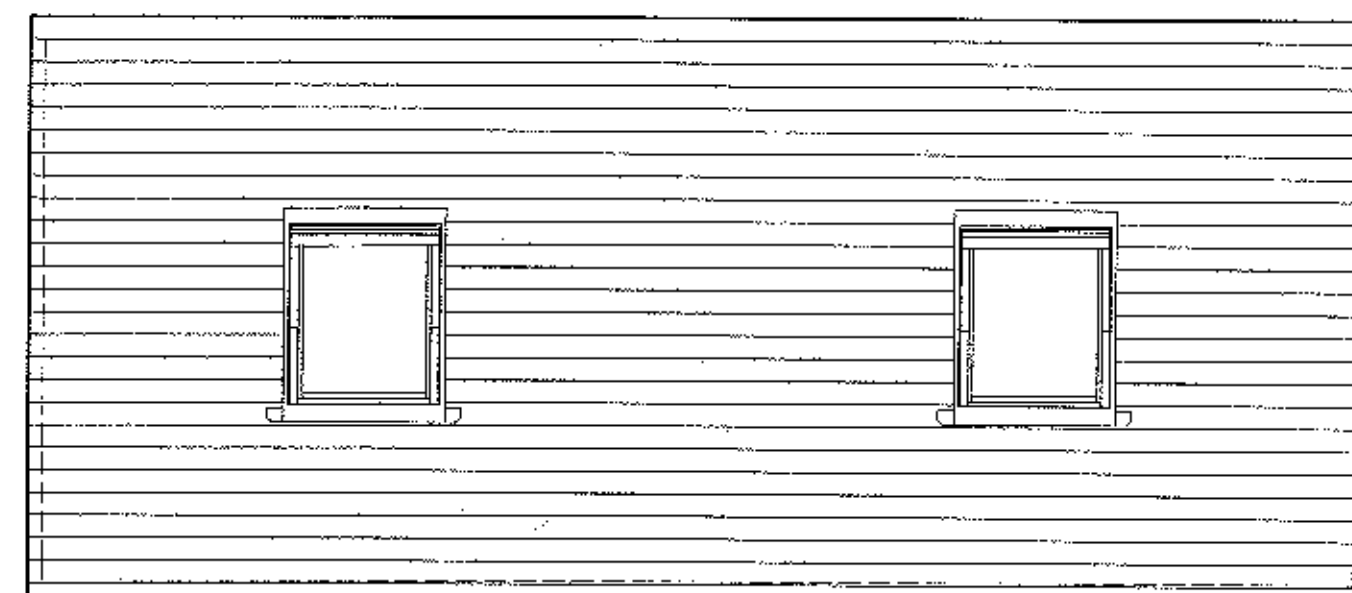
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drawn:

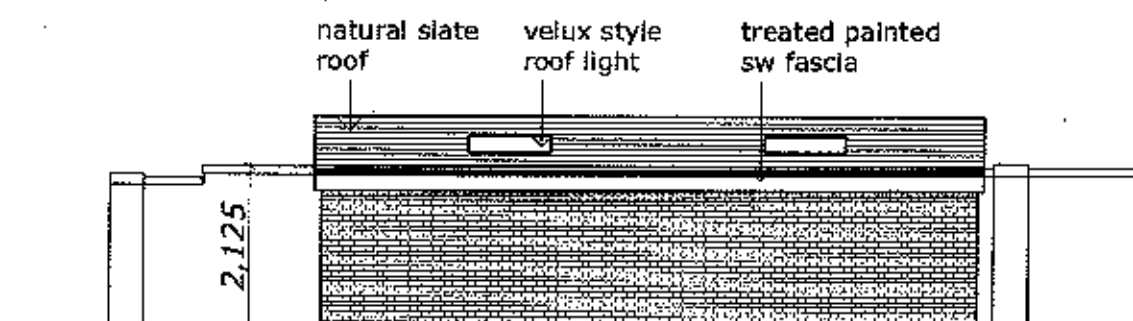
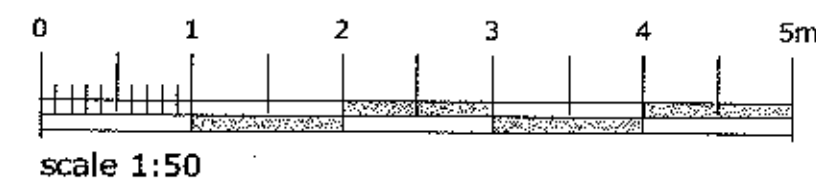
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t: 01254 257700
f: 01254 257701
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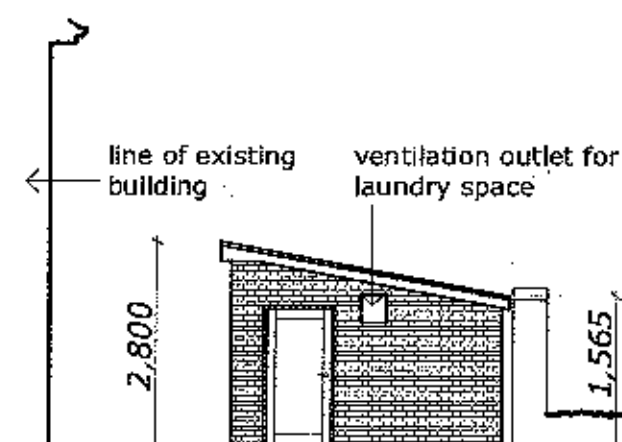
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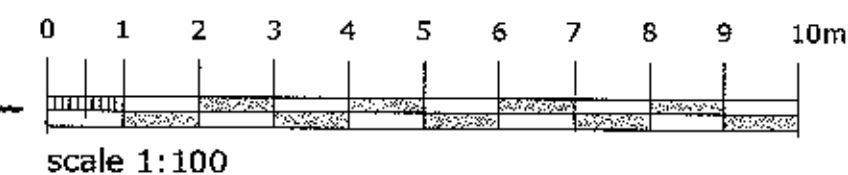
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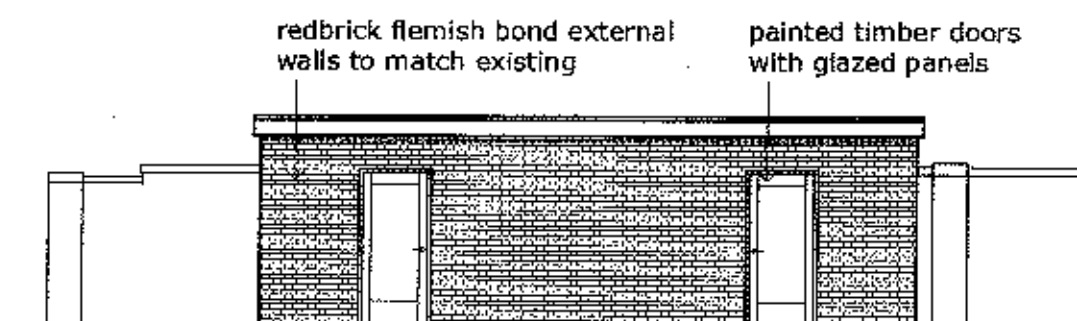
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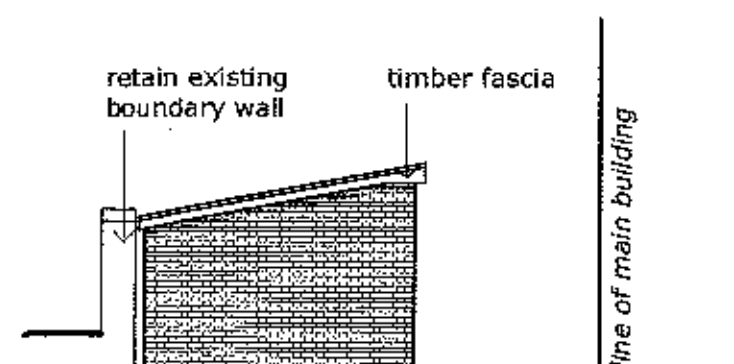
proposed side (SW) 1:100



320130009P



proposed front elevation (NW) 1:100



proposed side (NE) 1:100

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architects designers surveyors

client: tony clarkson

project: the sanctuary of healing
langho

sheet: Proposed Utility Room

dwg no: 12.148

10

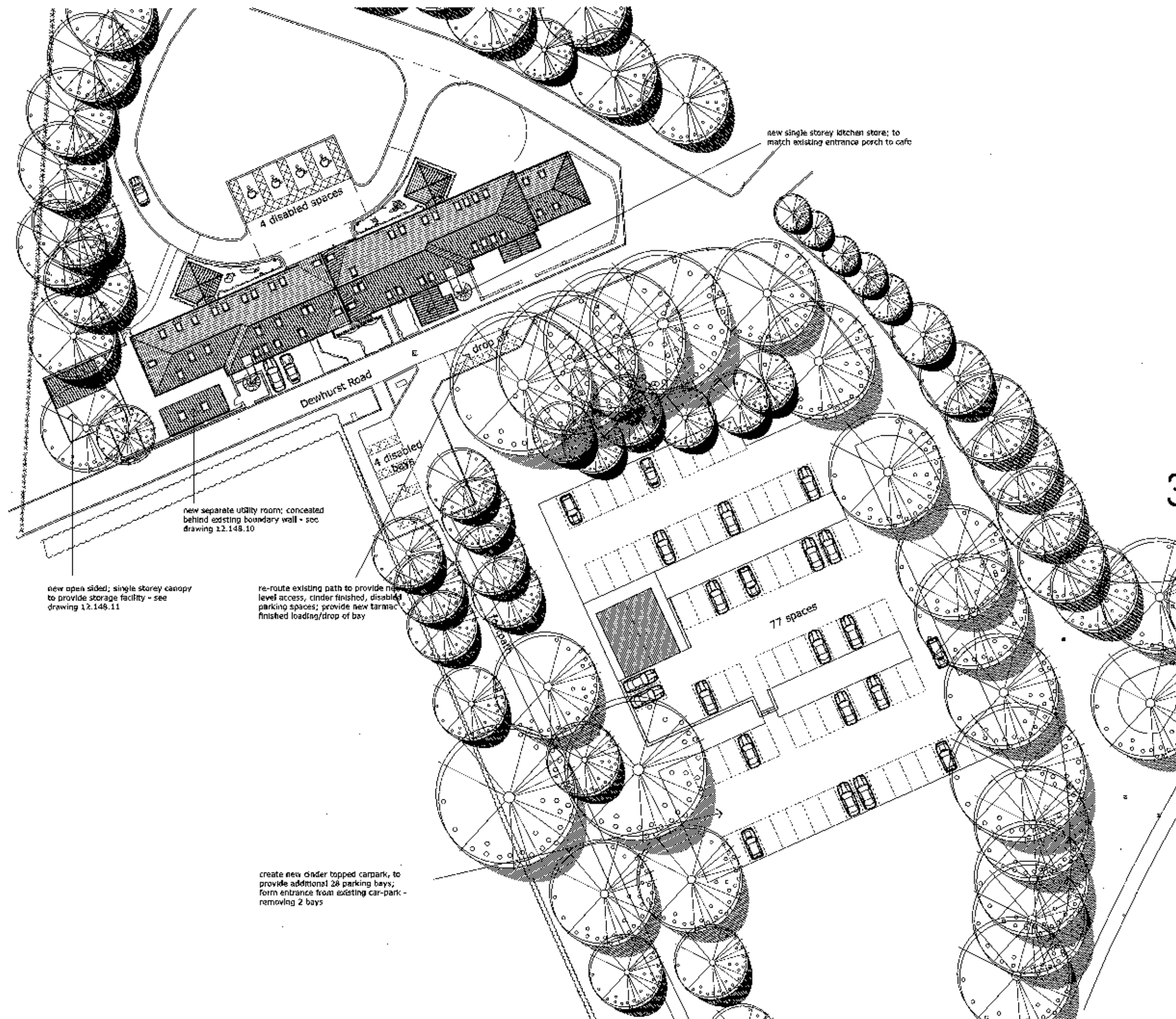
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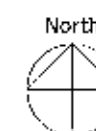
date:

drawn:

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t: 01254 297700
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campbell driverpartnership
architects designers surveyors

client: tony dackson

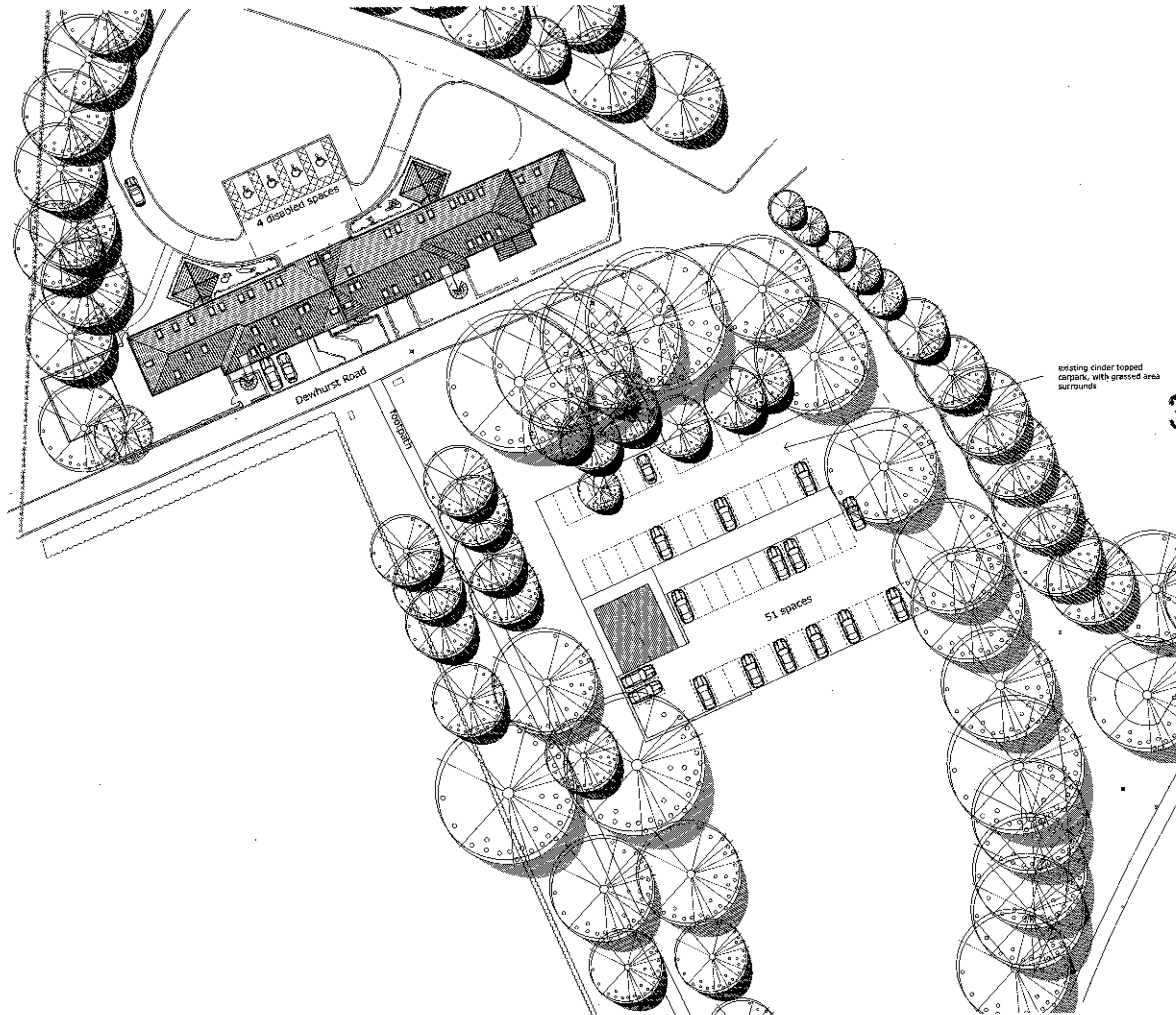
project: the sanctuary of healing

langha

sheet: Proposed Site Plan

ref no: 12.148	01	A
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scale: 1:250 - A1	carpark park
date: 25.04.12	blackwater road
drawn: ep	blackburn 581 591
	t: 01254 237703
	f: 01254 237703
	email: dave@campbellpartnership.co.uk



320130009P



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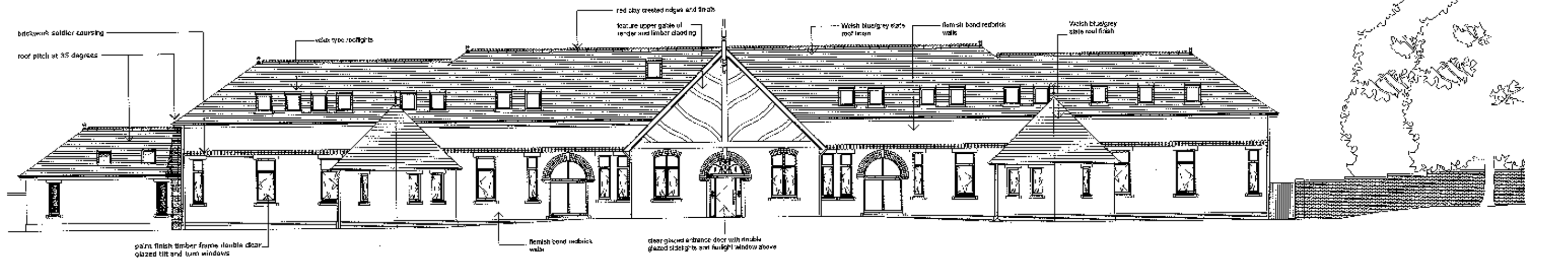
client: tony clarkson

project: the sanctuary of healing
langho

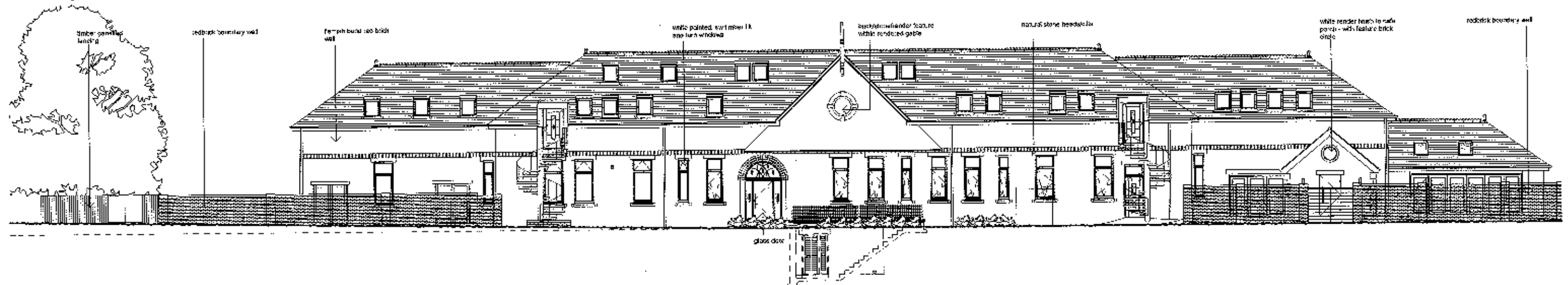
sheet: Existing Site Plan

drawn: 12.148	05
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scale: 1:250 @ A1
date: _____
drawn: _____
email: info@campbelldriverpartnership.co.uk



existing NW elevation (front) 1 : 100

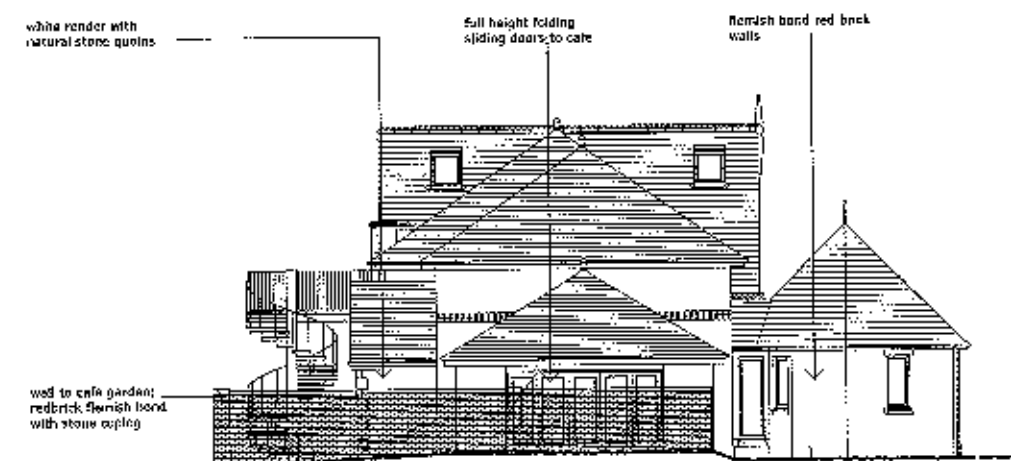


existing SE elevation (back) 1 : 100

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existing SW elevation 1 : 100



existing NE elevation 1 : 100

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client: tony clarkson

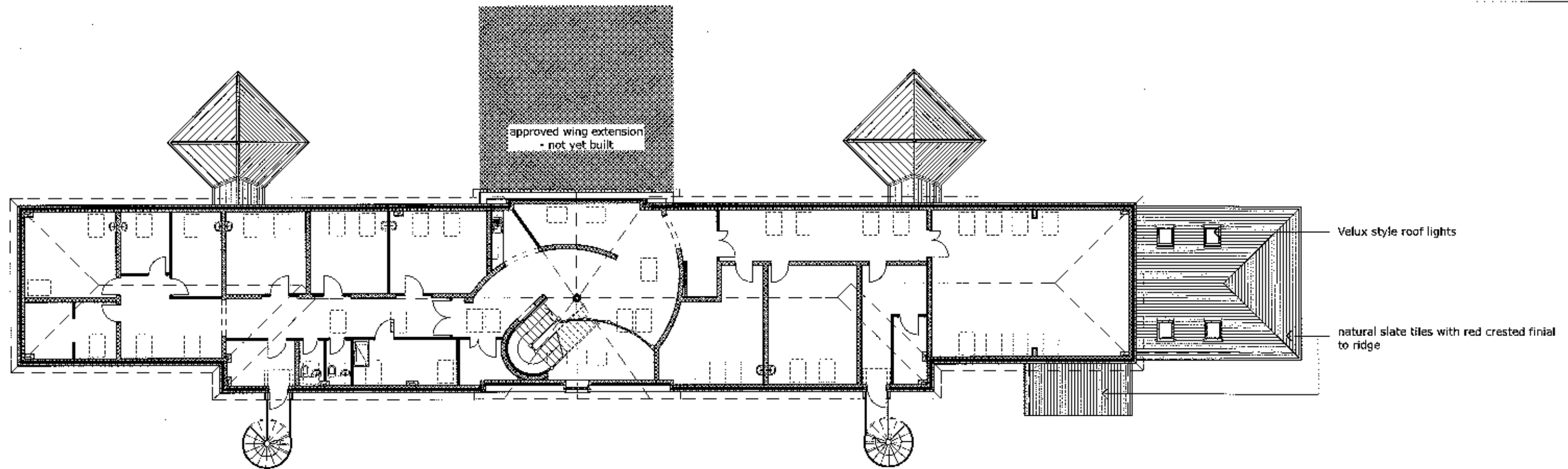
project: the sanctuary of healing
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view: Existing Elevations

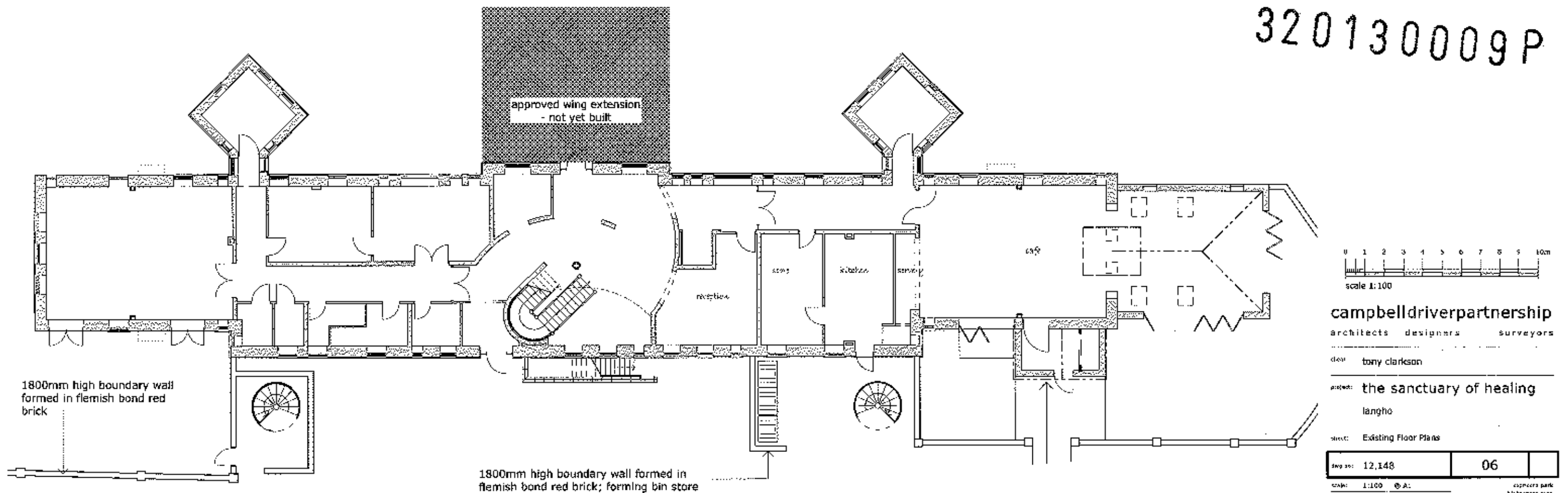
drawn: 12.148 08

scale: 1:100 @ A1
date: 01/04/2012
drawn: 01/04/2012
checked: 01/04/2012
approved: 01/04/2012
email: design@campbelldriverpartnership.co.uk

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existing ff plan 1 : 100



1800mm high boundary wall
formed in flemish bond red
brick

1800mm high boundary wall formed in
flemish bond red brick; forming bin store

existing gf plan 1 : 100

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langho

sheet: Existing Floor Plans

dwg no: 12,148 06

scale: 1:100 © A1

site: casperra park

drawn: blackwater road

blackburn B11 3g

date: 01/03/14 097709

drawn: 01/03/14 097709

drawn: 01/03/14 097709

drawn: 01/03/14 097709

drawn: 01/03/14 097709