



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

FOR THE
ATTENTION OF

5 APR 2013

For office use only

Application No. 3/2013/0339

Date received

Fee paid £

Receipt No:

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: Miss First name: NICOLA
Last name: DINSDALE
Company (optional):
Unit: House number: 4 House suffix:
House name:
Address 1: WALKER STREET
Address 2:
Address 3:
Town: CLITHROE
County: CLITHROE LANCS
Country:
Postcode: BB7 1NN

2. Agent Name and Address

Title: Mr First name: T
Last name: HOBBS
Company (optional):
Unit: House number: House suffix:
House name: BIRBISTON
Address 1: LITTLEMOOR ROAD
Address 2:
Address 3:
Town: CLITHROE
County: LANCS
Country:
Postcode: BB7 1EW

3. Description of the Proposal

Please describe the proposed development, including any change of use:

Change of use of existing industrial unit
to sports injury clinic

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

☐ Yes

☒ No

If Yes, please state the date when building,
work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

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

☐ Yes

☒ No

If Yes, please state the date when the building, work
or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting: Northing:

Description:

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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

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:

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

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

If Yes, please provide details of the name, relationship and role

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls			☒	☐
Roof			☒	☐
Windows			☒	☐
Doors			☒	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard-standing			☒	☐
Lighting			☒	☐
Others (please specify)			☒	☐

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:

Design and Access Statement

10. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	3	3	0
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces	0	10	10
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

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

Building already connected to Mains system

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 a 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 ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☒ Main sewer

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:

Industrial premises currently vacant

Is the site currently vacant? ☒ Yes ☐ No

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

Industrial / Joiners workshop

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

2011

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

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes

☒ No

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total proposed residential units (A+B+C+D)=

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total existing residential units (E+F+G+H)=

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

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

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	☐				
Shops	☐				
Net tradable area:	☐				
A2	☐				
Financial and professional services	☐				
A3	☐				
Restaurants and cafes	☐				
A4	☐				
Drinking establishments	☐				
A5	☐				
Hot food takeaways	☐				
B1 (a)	☐				
Office (other than A2)	☐				
B1 (b)	☐				
Research and development	☐				
B1 (c)	☐		142		
Light industrial	☐				
B2	☐				
General industrial	☐				
B8	☐				
Storage or distribution	☐				
C1	☐				
Hotels and halls of residence	☐				
C2	☐				
Residential institutions	☐				
D1	☐			142	142
Non-residential institutions	☐				
D2	☐				
Assembly and leisure	☐				
OTHER	☐				
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	0	0	
Proposed employees	1	1	1.5

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
Club	0800 - 2000	0800 1400	0900 - 1400	

21. Site Area

Please state the site area in hectares (ha)

0.1

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:

Sports Injury clinic

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other: Other:

Amount (tonnes): Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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.

Name of Owner	Address	Date Notice Served
R.P. Hargreaves	9 Mortimer, Castle St. Clutterse	11/3/13

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else 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 to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

25. 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

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

4/4/13

(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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



27. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

4/4/13

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

30. 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)

☒ Agent

☐ Applicant

☐ Other (If different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

**Trevor Hobday MRTPI
Town Planning and Development
Management Consultant**

320130339

Design and Access Statement

**Change of use of industrial premises (Class
B1) to Sports Injury Clinic (Class D1)**

Hall Street, Clitheroe BB7 1HJ

Birbiston, Littlemoor Road, Clitheroe, Lancashire. BB7 1EW
Mobile: 07769583393; Email: yadboh@btinternet.com
Website: www.trevorhobday.moonfruit.com

1 Introduction

- 1.1 This Design and Access Statement has been prepared in accordance with the provisions of Circular 1/2006 and subsequent planning legislation. It supports a planning application made to the Ribble Valley Borough Council for development as set out in the application and supporting plans.
- 1.2 In preparing this statement, reference has been made to the current Development Plan and the relevant policies applicable to this development and to the submitted drawings. Further, reference has also been made to the documents "Planning for Growth" issued by Government in July 2011 and, more recently, the National Planning Policy Framework approved and adopted by all Planning Authorities in March 2012.

2 Planning History

- 2.1 The application site and adjoining building is owned by R. P. Hargreaves Ltd. They advise that they received planning consent for the redevelopment of the whole site on Hall Street in its present format, that of 2 industrial units. Enquiries reveal that this is, indeed, the lawful use of the whole site. They further advise that planning consent was rejected for redevelopment of the site for residential purposes.
- 2.2 The particular unit the subject of this application has been vacant for 2 years. It has been in the hands of local commercial agents Mortimer's for this period of time with no interest being expressed until the enquiry by the applicant.

3 The Development Plan

- 3.1 In preparing this planning submission and the supporting evidence, the applicant has paid full regard to development plan policies which are considered to be the most relevant and against which to assess the proposal. The status of the Core Strategy is acknowledged but whilst that remains to be adopted, greater reliance has been placed upon the "saved" policies of the District Wide Local Plan (DWLP). It is considered that the most relevant policies against which to assess the proposal are:
 - General policies G1, G2
 - Employment Policy EMP1
 - Transport Policies T1, T7
- 3.2 The National Planning Policy Framework is a material planning consideration. The framework very clearly supports sustainable economic development with a clear indication that such development will be approved particularly where it leads to employment creating opportunities.

It is submitted that the proposal is sustainable development for the following reasons:

- It will bring back into use vacant commercial premises The development will lead to the creation of permanent and part-time employment opportunities;
- The locational characteristics of the site mean that they will be no reliance upon the private motor car as the preferred means of transport.
- The site is close to public transport links into and out of Clitheroe town centre.
- The proposal promotes the re-use of an otherwise redundant commercial building in a residential area;

4 Appraising the Context

- 4.1 *assessment* – The existing building on site is utilitarian in design and overall appearance. It is single storey under a pitched roof. It is constructed of part brick and profile sheeting under a roof of similar profile sheeting.
- 4.2 In assessing the proposal, the development plan is a material consideration. The relevant policies have been considered and referred to in putting together this statement and the planning application.
- 4.3 In appraising the overall context, it is submitted that the proposal is fully supported at national level through The National Planning Policy Framework together with DWLP Policies G1 and G2. The proposal seeks consent for the change of use of the premises from industrial to a sports injury clinic.
- 4.4 The premises have a lawful use for industrial purposes. They are located within a residential street. The premises have been vacant for 2 years. The proposed use will bring back into use the premises; will create 1 full time and 1 part time employment opportunity. In this regard, the proposal will meet the requirements of DWLP policy Emp1.

5 Design Principles

- 5.1 In identifying the design principles the applicant has had regard to the existing site context and overall setting within the local streetscape. With this specifically in mind and having regard to the current economic climate, the overall principles of the development have evolved. There will be no physical alterations to the external appearance of the building. The development is proportionate to the scale and context of existing site conditions and has full regard to the local character of the area. The development is inclusive, environmentally friendly, is already constructed to the very highest standards and environmental ratings and in its current

form does not detract from the overall character of the area or the street scene.

5.2 Amount

5.2.1 The application relates to the conversion of the single storey premises. The floorspace amounts to 142sq m. The clinic will comprise a consulting room/s and assessment area which will contain appropriate technical equipment for assessing injuries. The detailed drawing sets out the context.

5.2.2 In terms of personnel, the applicant is a fully qualified Sports Therapist and will be employed full time at the clinic. She will be assisted by a part-time Sports Therapist

5.2.3 The applicant wishes to operate the clinic at the following times:

- Monday-Friday 0800-2000
- Saturday 0800-1400
- Sunday 0900-1400

5.2.4 All consultations will be by appointment only. The applicant has a current practice and she will be bringing existing clients with her. From her experience, most appointments are made by clients between 1600-2000hrs

5.3 Layout

5.3.1 The proposed internal layout has yet to be decided by the applicant. However, it is respectfully submitted that such internal arrangements do not fall to be considered in the application. It has already been stated elsewhere in this statement that there will be no external changes to the building whatsoever.

5.3.2 The site is flat and there are no external features or significant changes in ground level that would pose any restriction upon the safe movement of people through and around the site.

5.3.3 In seeking to achieve an appropriate layout for all aspects of the development, the architect is mindful of the need to ensure that the layout supports fully the efforts to "design out crime" appropriate advice has been taken.

5.4 Scale

5.4.1 The existing single storey building has a main frontage to Hall Street. There is no other means of access to the premises.

5.4.2 The unit extends to 142sq m, is single storey and occupies the full extent of the site.

5.4.3 The overall scale of the development fits neatly into the street scene.

5.4.4 In terms of the overall scale of the development, there is no conflict with DWLP policies G1, G2.

5.5 Landscaping

5.5.1 There is no effective landscaping within the application site and none is proposed.

5.6 Appearance

5.6.1 The industrial unit is in place, its design and external appearance the subject of a planning approval.

5.6.2 There will be no change whatsoever to the scale and appearance of the unit as a result of the planning proposal.

5.7 Access

5.7.1 There are two components to the question of access: the internal arrangements and inclusivity; external access around the site and onto the surrounding highway infrastructure.

5.7.2 The internal arrangements have yet to be finalised. However, disabled access is available throughout the buildings. The internal layout complies with all current regulations governing internal access. Emergency Services can access the premises at all times and can move unhindered around the buildings once inside. The layout allows for the free-flow of patrons around the building. The internal layout also provides safe access routes.

5.7.3 There is limited off-street forecourt parking available. It would appear that there has never been adequate parking provision at the site. The site is in a sustainable location with 2 bus stops available on Whalley Road within 75 metres of the site. Indeed, access and parking arrangements must have been considered and accepted when a redevelopment of the site was approved. The situation will be no worse than currently experienced with the coming and going of commercial vehicles. Indeed, it will be significantly improved. Clients will only attend the clinic by prior appointment. Consultations generally last between 45 minutes and an hour. Traffic generated by the proposed use will be significantly less, and of a different type to that generated by the existing industrial use and the potential use of the application site. Further, the owners have agreed that

between 1700 and 2000 hrs, the applicant can, if required, make use of there forecourt parking outside the adjacent unit.

- 5.7.4 The applicant will not be driving to work and she will actively encourage other members of staff and clients to utilise public transport facilities when attending for appointment. Further, she will actively promote the use of the bicycle (which she uses herself) and provision will be made within the building for a bicycle store for clients. Her current experience with clients is that the majority of them already attend her clinic elsewhere in Clitheroe on bikes.

6 Design Solution

- 6.1 The proposal involves the change of use of a modern industrial building that is in situ. There are no changes proposed to the siting, design or external appearance of the building.

7 Access Solution

- 7.1 Safe and inclusive access for all users of the site can be achieved. The development will not prejudice highway safety and accords with the requirements of planning policies T1, T7 in this regard.

8 Sustainability Appraisal

- 8.1 It is not a requirement for a development of this type to warrant any sustainability appraisal. Suffice to say that the development will be carried out in a wholly sustainable manner. Where appropriate, all materials will be sourced locally. Any internal building alterations will be in accordance with the latest regulations covering all aspects of construction, energy efficiency and ratings.

9 Flood Risk

- 9.1 Consultation has taken place with the Environment Agency and reference has been made to the flood zoning plan for post code BB7 1HJ. The EA confirms that the site falls outside the extent of the extreme flood and that the risk of flooding is at 0.1% (1 in 1000) or less.

10 Summary

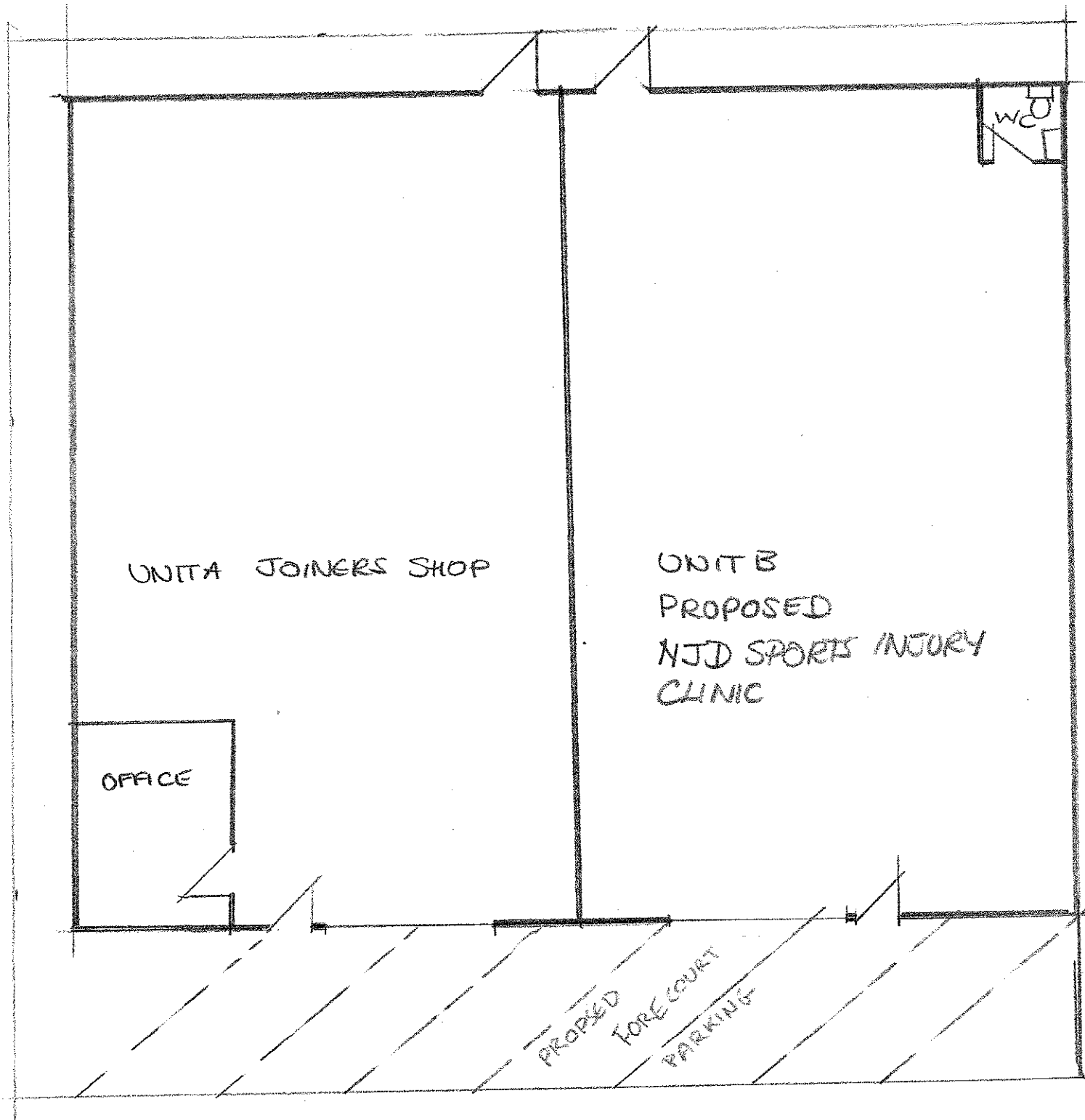
- 10.1 This design and access statement follows the protocol set out by CABE and also has regard to the requirements of the Local Planning Authority in receiving a valid application submission. It addresses all the issues set out in the requirements for such a statement.

10.2 The proposal seeks consent for the change of use of existing vacant industrial premises.

10.4 The proposal meets the requirements of Ministerial and Development Plan policy

Trevor Hobday MRTPI
April 2013

Existing and Proposed Plan.



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HALL STREET
OLTHROPE
BB7

Scale 1:100