

# Planning, Design and Access Statement

## Trevor Hobday Associates

### 1 Introduction

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- 1.1 This Planning Supporting Statement has been prepared in accordance with the provisions of Circular 1/2006 and all subsequent planning legislation. It supports a planning application made to Ribble Valley Borough Council for development set out in the accompanying forms and plans.
- 1.2 In preparing this statement reference is made to the Development Plan, the Core Strategy and the National Planning Policy Framework together with the attached drawings/plans and site location plan.
- 1.3 There have been no Pre-application discussions.
- 1.4 As detailed below, and set out in the accompanying plan, the proposal seeks consent for the change of use of redundant public conveniences to a retail shop (Class A1). The application site is the former public conveniences, Mellor Brow, Mellor. BB2 7JR
- 1.5 For the avoidance of doubt, the premises are owned by Ribble Valley Borough Council. Due notice has been served thereon.

### 2 Planning History

- 2.1 There is no recent relevant planning history attached to the site. The existing premises are vacant and have been decommissioned.

### 3 The Development Plan

- 3.1 In preparing this supporting statement and the planning application, full regard has been made to the relevant policies in the Core Strategy together with the requirements set out in Supplementary Planning Guidance. National Planning Policy Framework has also been considered. The most relevant development plan policies are considered to be:
  - DMG1 General Considerations
  - DWLP "saved" policy S10

### 4 Appraising the context

- 4.1 *assessment:* The application site is located within the Urban Area and on that part of Mellor Brow that is predominantly residential in character. There are commercial properties in the vicinity. There is no "village store" serving this part of Mellor. However, both in the Local plan and emerging

## Planning, Design and Access Statement

### Trevor Hobday Associates

Core strategy, there is no "identified" village centre. In its present condition, it is currently vacant and unused, the site detracts from the overall character and quality of the immediate locality. In wider terms, the site is well located for the intended use.

- 4.2 The authorised land use is Sui Generis. The premises are currently vacant but the use can be re-activated without any reference to the planning authority under the provisions of the Town and Country Planning Act 1990
- 4.3 In assessing this proposal, the development Plan is a material consideration. The relevant policies have been considered and referred too in putting together this supporting statement.
- 4.4 In appraising the overall context of the proposal, it is submitted that the development is fully supported by the advice contained in the National Planning Policy Framework, together with the policies in the Core Strategy and Local Plan. The proposal is wholly self-contained and secure and compliments other development within the Urban Area. It is in a wholly sustainable location and will meet all sustainable planning objectives.

## 5 Design Principles

- 5.1 In identifying the design principles for the scheme, the applicant has sought and engaged professional consultants. In turn, in putting together the application and supporting evidence, they have had regard to the existing site, its condition and location within the core of the Village, together with the fact that it is designated as being within an urban area as identified in the Core Strategy. Having regard to all of these factors, it is clearly evident that the proposal would introduce a land use that is compatible with other urban core uses in the immediate locality and, further, the use is in a wholly sustainable location.
- 5.2 With the exception of a minor alteration to the front elevation which will incorporate a new shop front and single entrance, the development would have no material or adverse effect upon the character of the immediate locality.
- 5.3 Amount
  - 5.3.1 The submitted plans indicate the extent of the development. The premises are single storey. The existing footprint and mass of the building will remain as it is. The existing internal floorspace of the premises stands at

## **Planning, Design and Access Statement**

### **Trevor Hobday Associates**

42sqm. It is proposed to convert, as the submitted plans demonstrate, the whole of the premises to a retail shop falling within Class A1 of the Use Classes order as amended.

- 5.3.2 The submitted plans indicate that the existing elevations are of a rendered finish under a pitched slate roof. There is a proposed alteration to the front elevation and this relates to the provision of a shop front.

#### **5.4 Layout**

- 5.4.1 The details drawing clearly sets out the internal layout of the proposed shop.

- 5.4.2 In terms of layout, the proposal meets the requirements of the Core Strategy and local plan policy S10

#### **5.5 Scale**

- 5.5.1 The proposed development comprises the change of use of the existing premises to a retail shop. Details of the proposal are set out clearly in the drawing as are the dimensions and proposed internal layout. The proposed use relates to the ground floor only

- 5.5.2 In terms of overall scale, given the site's location, the proposal meets the requirements of the Core Strategy. Further, the proposal accords with the advice contained National Planning Policy Framework.

#### **5.6 Local Economy**

- 5.6.1 The applicant wishes to draw to the attention of the planning authority the fact that he intends to create at least 3 permanent full time employment opportunities as a result of this proposal. In the light of this, the National Planning Policy Framework and the relevant policies of the Core Strategy are material considerations. Further, the development is wholly sustainable in every respect, another material factor.

- 5.6.2 The applicant proposes the following opening hours:

- Monday-Saturday 0900-1600
- Sundays and Bank Holidays - Closed

## **5.7 Landscaping**

- 5.7.1 The application site does contain some existing landscaping characteristics. These are found along the site frontage. The building is set back from the public highway behind a wall/hedge and there is a large flagged forecourt area immediately in front of the building. All of these features will remain. There are no proposals to implement any further landscaping scheme and the imposition of any planning condition relative thereto would be considered unreasonable.

## **5.8 Appearance**

- 5.8.1 The scheme has been designed to reflect not only the overall character of the locality but also the specific site and the constraints thereon having regard to the fact that the site lies on a main road frontage through the village. The overall design and external appearance of the existing building on site will not materially change and, therefore, fits comfortably in its surroundings and compliments what is there already. The choice of any materials used in the minor external alterations will reflect and compliment the overall character of the locality and the property on site. Further, regard must be paid to the intended use.
- 5.8.2 Core Strategy and development Plan policy has been assessed in terms of the overall appearance of the development. The proposal complies with the requirements of current Development Plan policy.

## **5.9 Access**

- 5.9.1 Pedestrian access to the proposed shop will be as set out in the submitted plan. The internal arrangements will comply fully with current disabled access requirements as demanded under the Building Regulations.
- 5.9.2 Provision is made for 6 parking bays to be provided at the rear of the premises. These are shown on the site location plan and a condition can be attached ensuring such provision. Access too these spaces is gained from St Mary's Gardens, a public highway. Mellor Brow is, however, a public thoroughfare through the village and is on a public transport route. The site is within the core of the village and in a wholly sustainable location. The proposed use will serve the local needs of the village and not the wider community.



## **Planning, Design and Access Statement**

### **Trevor Hobday Associates**

#### **6 Waste Management Strategy**

- 6.1 The applicant is intending to implement a waste management strategy following discussions with the Authority. All recycled waste will be placed in appropriate receptacles and a contract will be entered into to ensure collection. All other waste will be collected as normal. There are external storage areas for bins at the rear of the premises that can be accessed easily for collection.

#### **7 Flood Risk**

- 7.1 Following discussions with the Environment Agency, the site is not one at risk of flooding and therefore no flood risk assessment is required.

#### **8 Extraction and Odour Control**

- 8.1 The applicant is fully aware of his duties and responsibilities in this regard. He operates similar establishments in Blackburn. There will be no food preparation undertaken from the premises as the intention is to sell fresh fruit and vegetables. The applicant is happy to discuss with the environmental health team at RVBC any specific requirements they may have and will incorporate them into the proposal.

#### **9 Summary/Conclusions**

- 9.1 The application proposal is for the change of use of redundant and vacant former public conveniences into a fruit and vegetable shop, the use falling within Class A1 of the Use Classes order as amended.
- 9.2 The proposed development meets the requirements of the policies contained in the Core Strategy. It is further supported by the National Planning Policy Framework.

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