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Planning and Design & Access Statement

**Demolition of existing workshop buildings and
construction of an apartment building together with a
two-storey business centre**

Land off Peel Street, Clitheroe

February 2025

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1. Introduction

- 1.1 This statement is made to support and accompany a planning application to Ribble Valley Borough Council for the demolition of existing workshop buildings and the construction of an apartment building together with a two-storey business centre.
- 1.2 This statement will set out those matters which the applicants consider should be reasonably taken into consideration by the Local Planning Authority in determining the application.

2. Site Description

- 2.1 The application relates to a property on the north west side of Peel Street, Clitheroe, an arterial road beyond the edge of the Town Centre of Clitheroe.
- 2.2 Access to the application site is taken from Peel Street and currently consists of relatively modern portal framed buildings and associated yard areas as commercial workshop, vehicle parking and former self service car wash facility. The site is bounded to the north west by Mearley Brook with playing fields beyond and the town centre Conservation Area. To the south east of the site there are traditional terraced properties together with an electrical sub-station and other commercial portal framed properties to the south west of the site.

3. Relevant Planning History

- 3.1 This site has an extensive planning history dating back to 2001 and can be summarised as follows:
- 3.2 3/2022/0536 – Proposed demolition of existing buildings and erection of nine 2-bed apartments over three storeys together with a two-storey business centre and associated bin, cycle stores and car parking (Refused).
- 3.3 3/2018/0323 – Change of use from car sales to motorcycle sales, repairs, MOTs and motorcycle rider training centre (Approved).
- 3.4 3/2009/0081 – Side extension and change of use from car sales to non-food retail (Withdrawn).
- 3.5 3/2004/0536 – Variation of condition no.9 of 3/01/0413P to allow the premises to be used from 0800 hrs to 1900 hrs at weekends (Approved)

- 3.6 3/2002/1024 – Change of use to form café facility (Approved).
- 3.7 3/2001/0413 – Demolish existing building and erect a car wash centre and van sales/hire depot (Approved).

4. Planning Policy

4.1 Relevant Policies:

Ribble Valley Core Strategy (CS)

Key Statement DS1 – Development Strategy

Key Statement DS2 – Sustainable Development

Key Statement EN3 – Sustainable Development and Climate Change

Key Statement EN4 – Biodiversity and Geodiversity

Key Statement EN5 – Heritage Assets

Key Statement EC1 – Business and Employment Development

Key Statement DM12 – Transport Considerations

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport & Mobility

Policy DME1 – Protecting Trees and Woodland

Policy DME2 – Landscape & Townscape Protection

Policy DME4 – Protecting Heritage Assets

Policy DME6 – Water Management

Policy DMB1 – Supporting Business Growth and the Local Economy

National Planning Policy Framework (NPPF)

Planning (Listed Buildings and Conservation Areas) Act 1990

Clitheroe Conservation Area Appraisal

- 4.2 Key Statement DS1 seeks to direct all new housing development to the principle settlements and also the Borough's Tier 1 settlements such as Clitheroe.
- 4.3 Given the location of the site in the midst of the settlement boundary then the proposal would comply with the requirements of both Policies DMG1 and DMG2.

- 4.4 Key Statements DS1 and DS2 seek to locate the majority of new development within principal settlements such as Clitheroe.
- 4.5 Policy DMB1 and Key Statement EC1 are both relevant as the site is effectively a brownfield site and whilst dual use with residential will nonetheless create significantly more job opportunities than the present commercial uses on site.
- 4.6 Key Statement DM12 and Policy DMG3 focus on transport considerations and this site located just outside the town centre is well located for both train and bus transport links without reliance on the private car and this is reflected in the off street parking provision for this dual use site.

5. Design and Access Issues

- 5.1 The initial scheme originally submitted under reference 3/2022/0536 was found to be acceptable in terms of broad land use policy considerations but lacking in more townscape and architectural detailing and as a result further extensive pre-application negotiations and engagement have been undertaken with the local authority to refine and improve the overall design aspects of the proposal in line with the Council's aspirations with enhanced articulation and detailing with improvements to street scene and landscaping inputs along the Peel Street frontage.
- 5.2 The roofscape has been adjusted to reduce the overall massing particularly of the residential block with a combination of 2 and 3-storey elements which has resulted in the reduction in the overall scale of the building and also embodying more traditional detailing with corbelling, chimneys and stone verges. There have also been further enhancements to the elevational language of the building thereby enhancing the overall street scene appearance.

6. Conclusion

- 6.1 The revised scheme is considered to be acceptable in principle aligning with the policies set out in the local plan. The development represents a mixed use development in a highly sustainable and accessible location. Given its compliance with the relevant local and national planning policies, the proposal represents an appropriate redevelopment of the site and as such planning permission should be granted.