

S.T.A.R. Vets
Proposed Relocation of
Veterinary Rehabilitation Clinic
and General Practice
to Unit C, Former Smiths
Garage site, Atherstone Road,
Pinwall, Atherstone CV9 3NB.

Justification Statement

Revision A – 15.3.24

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Introduction

Urban Designs Ltd have been instructed by STAR Vets to prepare a planning application for change of use of premises on the site of the former garage premises at Pinwall, Leicestershire CV9 3NB. The premises are currently a car storage facility (use class Sui-generis). The proposal is to change the use to a veterinary practice (use class E).

STAR Veterinary Clinic was formed in 2015 and is currently located in Appleby Magna, Leicestershire. The practice includes both a general practice and rehabilitation clinic. Due to its success the company is looking to expand, which necessitates the acquisition of new premises which will accommodate its current and future requirements. The intention is to stay in Leicestershire.

An extensive search over the last 18 months has been unsuccessful in finding a suitable premises to fully relocate the business. The site at Pinwall offers the opportunity to allow growth of the business by relocating part of the business to new premises. The intention is to retain the existing premises at Appleby Magna for the rehabilitation clinic, and relocate the front-line veterinary operation to the new premises at Pinwall.

The Site

The site is a former garage and car dealership. Unit C was previously used as storage for the garage business. There is an intention to continue this business, but Unit C is surplus to the requirements of the business. The unit is to be leased by the applicant and run as a business independent of the adjacent premises.

The site is located at the junction between the B4116 Atherstone-Sheepy road, the B5000 Grendon Road, and Pinwall Lane. It is 1.8 miles from Atherstone, and within convenient reach of the M42 and M69 motorways. It is ideally located as a veterinary practice which will serve the local district, with clients travelling mainly by car.

The property comprises a refurbished steel-framed masonry shed, open internally with a mezzanine at the rear. The entire external ground finish is concrete. Access is via the existing gateway on Atherstone Road.

The Proposal

The interior of the building will be fitted out as required by the practice. There will also be minor amendments to the outside of the building, as detailed below.

Seventeen car parking spaces will be demarcated on the forecourt, and a small area of concrete will be replaced by grass and soft landscape for the convenience of visiting dogs.

Planning Policy

Development is covered by policies within Hinckley and Bosworth adopted Local Plan 2006-2016.

Whilst the site is considered to be rural within the policies of the Hinckley & Bosworth Local Plan, the proposed change of use is supported by Planning Policy DM4, which states:

"Development in the countryside will be considered sustainable where: b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or

c) It significantly contributes to economic growth, job creation and/or diversification of rural businesses.”

In this instance the proposal reuses an existing building which will provide the opportunity for economic growth for a business which is currently located within a rural setting.

The proposal will present no adverse impacts from pollution and flooding, in accordance with Planning Policy DM7.

The proposal will not conflict with the criteria for Development and Design contained in Planning Policy DM10.

Access by public transport is limited. Due to the nature of the business, customers will predominantly arrive with animals by car. The development provides parking facilities in accordance with Planning Policy DM18.

The site is not an employment site as defined by Planning Policy DM19. Planning Policy DM20 regulates provision of employment sites. The site is located outside of settlement boundaries. Despite an 18-month search, no suitable premises have been identified in the preferred locations:

- a) Within settlement boundaries; c) Adjacent to existing employment areas;
- d) Adjacent to settlement boundaries.

The site is previously developed land.

Currently the business is located nearby outside of the settlement boundary of Appleby Magna. The proposed development is considered to be compatible with the rural location, and will allow this business to expand.

Use

The proposed use as a veterinary practice is considered to be compatible with existing adjacent uses.

Access

Access arrangements remain as existing.

Amount/ scale (Urban sprawl, visual impact)

The proposal will not affect the mass or the floor area of the existing building.

Appearance

The significant changes to the exterior of the building are as follows:

- Replacement of roller-shutter front door with glazed door.
- Addition of one first floor window to the rear (west) elevation.
- Addition of air handling plant to the side (south) elevation.
- Introduction of a soft landscaped area to the forecourt.

These changes will not adversely affect the building's appearance.