



RIBBLE VALLEY
BOROUGH COUNCIL

FOR THE
ATTENTION OF

29 JUN 2011

For office use only

Application No.

320110517P

Date received

Fee paid £

Receipt No:

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

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

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:	N	Surname:	Ashworth
Company name:	The Vicar and Church Wardens of Balderstone St Leonards Church				
Street address:	St Leonards Church		Telephone number:	Country Code	National Number
	Commons Lane				Extension Number
	Balderstone		Mobile number:		
Town/City:	Blackburn		Fax number:		
County:			Email address:		
Country:					
Postcode:	BB2 7LL				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Julia	Surname:	Pye
Company name:	Julia Pye				
Street address:	Hill Crest Farm		Telephone number:	Country Code	National Number
	Startifants Lane				Extension Number
	Chipping		Mobile number:		
Town/City:	Preston		Fax number:		
County:			Email address:		
Country:	United Kingdom				
Postcode:	PR3 2NP		juliapye1@hotmail.com		

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Erection of Timber Clad building to the rear of St Leonards Church for gardening equipment ancillary to maintenance of the church yard

Has the development or work(s) already started? ☐ Yes ☒ No

4. Site Address Details

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

Description:

House:		Suffix:	
House name:	ST LEONARDS CHURCH		
Street address:	COMMONS LANE		
	BALDERSTONE		
Town/City:	BALDERSTON		
County:			
Postcode:	BB2 7LL		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	363207		
Northing:	432395		

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

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. Demolition

Does the proposal include total or partial demolition of a listed building?

☐ Yes ☒ No

10. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, will there be works to the interior of the building?

☐ Yes ☒ No

Will there be works to the exterior of the building?

☐ Yes ☒ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☐ Yes ☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

JP/NA/33/200

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know ☐ Grade I ☒ Grade II* ☐ Grade II

Is it an ecclesiastical building?

☐ Don't know ☒ Yes ☐ No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes ☒ No

13. 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	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

Horizonta1 Timber Ship Lap Cladding

Roof covering- add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Reclaimed Natural Slate

External doors - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Galvanised Steel roller shutter door

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

Ground Plans and Elevations

Location Map

Design and Access Statement

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

n/a storage building

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

16. 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

17. 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

18. Existing Use

Please describe the current use of the site:

Curtilage of the Church

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

19. 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'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

21. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

22. 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)

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	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	24.0	24.0
	Total	0.0	0.0	24.0	24.0

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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23. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

24. 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	

25. Site Area

What is the site area?

24.00

sq metres

26. 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:

The Proposed building will be used to store a ride on mower and other gardening equipment and maintenance equipment ancillary to maintaining the church yard

Is the proposal for a waste management development?

☐ Yes ☒ No

27. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

28. 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

29. Certificates (Certificate B)

Certificate Of Ownership - Certificate B Certificates under Article 12 – Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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.

Notice recipient		Date notice served
Name	The Rt Revd N Reade	29/06/2011
Number:	Suffix:	
Street:	Bishops House	
Locality:	Ribchester Road	
Town:	Blackburn	
Postcode:	BB1 9EF	

Title: Mrs First name: Julia Surname: Pye
Person role: Agent Declaration date: 28/06/2011 ☒ Declaration made

29. 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: Mrs First Name: Julia Surname: Pye
Person role: Agent Declaration date: 28/06/2011 ☒ Declaration Made

30. Declaration

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



Date 28/06/2011

320110517P

Louise Blatchford

From: Julia Pye [juliapye1@hotmail.com]
Sent: 01 August 2011 12:11
To: Louise Blatchford
Subject: Re: Planning and listed building consent applications - St. Leonard's Church, Balderstone
Follow Up Flag: Follow up
Flag Status: Red
Attachments: heritage statement.doc

Hi Louise

Q11 Should be Grade II not grade II*

~~Q12 should be 12m2 not 24m2~~ Size of building 24m² - confirmed by Julia Pye
 over phone 22.8.11

I attach the heritage impact statement

The drawings have been altered to include the height and I have done the 1:500 plan for you however I will put these in the post as they will be to scale, emailing plans etc can alter the scale of them.

The portal calculated the fee as half the normal fee due to the application being on behalf of a community if this is not correct let me know and I will arrange for the other half to be paid to you.

If you need anything else let me know.

Regards

Julia

From: Louise Blatchford
Sent: Monday, August 01, 2011 11:16 AM
To: Julia Pye
Subject: FW: Planning and listed building consent applications - St. Leonard's Church, Balderstone

Hi Julia

Just wondered how you were getting on with the information requested below?

Kind regards
 Louise

From: Louise Blatchford
Sent: 30 June 2011 17:13
To: 'Julia Pye'
Cc: Lesley Lund
Subject: Planning and listed building consent applications - St. Leonard's Church, Balderstone

Dear Julia

RE: Erection of timber clad building to the rear of St. Leonard's Church for storage of gardening equipment required for maintenance of church yard

09/08/2011

AT: St. Leonard's Church, Balderstone

Thank you for your applications which we received on 29th June 2011. Unfortunately we have had to invalidate the applications due to the following:

- Please can you confirm you're happy with the description above
- Question 11 of the application forms - the answer should be Grade II.
- Question 22 of the application forms says the floorspace created will be 24sq m. but the floor plan measures 12sq m. Please can you clarify which is the correct amount and make amendments where necessary.
- Please can you add the height dimensions to the plan.
- I would be grateful if you could provide a proposed site plan drawn to a recognised metric scale, e.g. 1:500, showing the precise location of the proposed building. I know you've shown the dimensions to two boundaries on the location plan but unfortunately these don't scale off correctly. On the site plan please can you mark on the dimensions to the site boundaries.
- I noticed the Planning Portal calculated the fee to be £85.00 - do you know how it worked this out? (Looking at the list of fees I think it should be £170.00)
- Finally, the proposed building will be situated within the curtilage of a Grade II listed building which is defined in PPS5 as a designated heritage asset. In accordance with PPS5 a heritage statement incorporated into the design and access statement will need to be submitted with the application. The statement needs to explain the significance of the Church and its setting and then discuss the impact of the proposal on this significance.

I would be grateful if you could send the above information by 14th July 2011 so that we can continue to process the applications. Once all the information has been received we can validate the applications. Please quote ref. no. 802 and 803 in any reply.

If you need any assistance please do not hesitate to contact me.

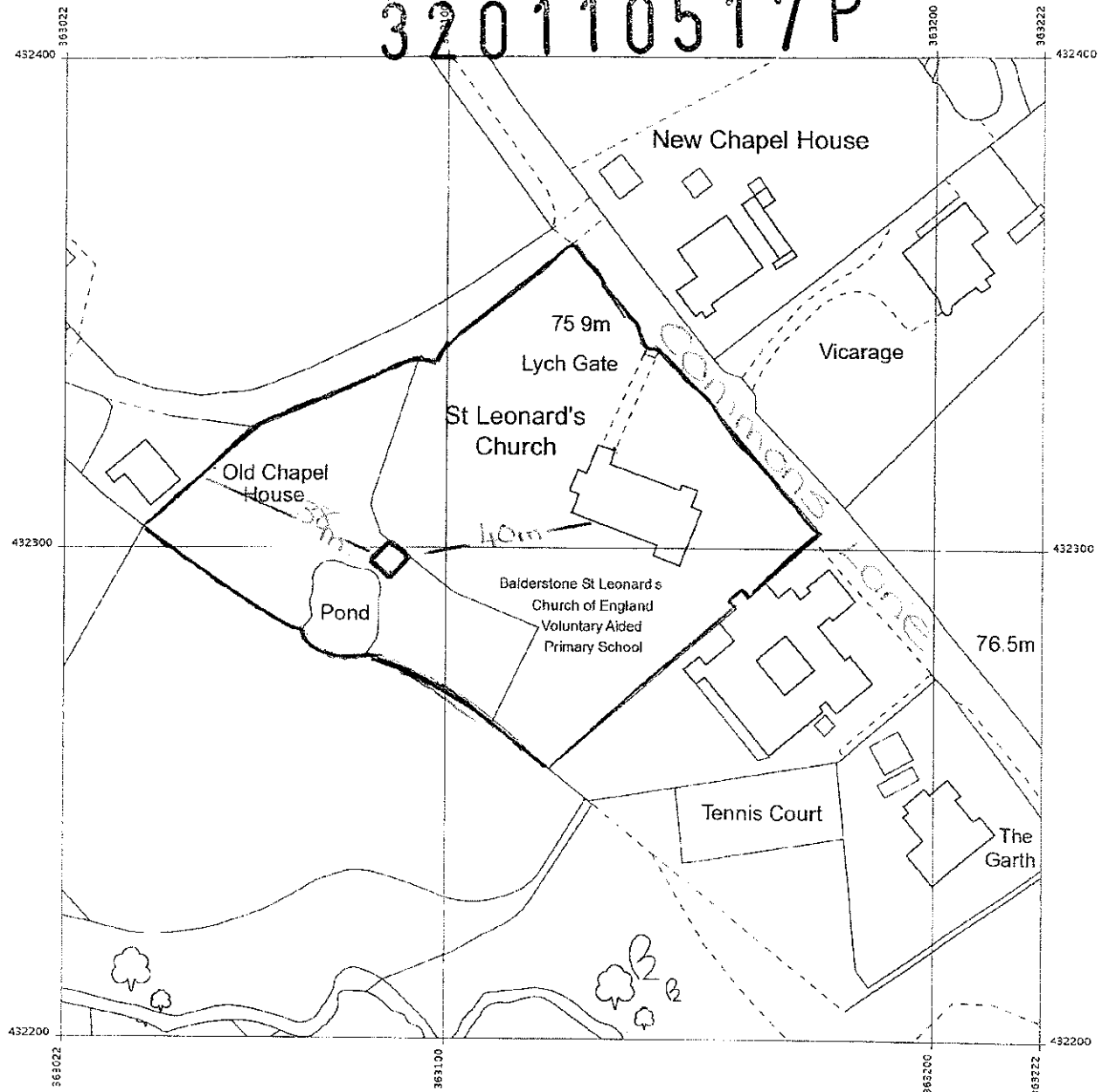
Kind regards
Louise

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<!--[if !supportEmptyParas]--> <!--[endif]-->

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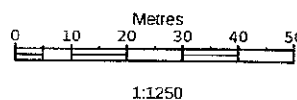
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Supplied by: **Stanfords**
Reference: OI282385
Centre coordinates: 363122 432300



St Leonard's Church
Commons Lane
Balderstone
BLACKBURN
BB2 7LL

Old Chapel
House

320110517P

Pond

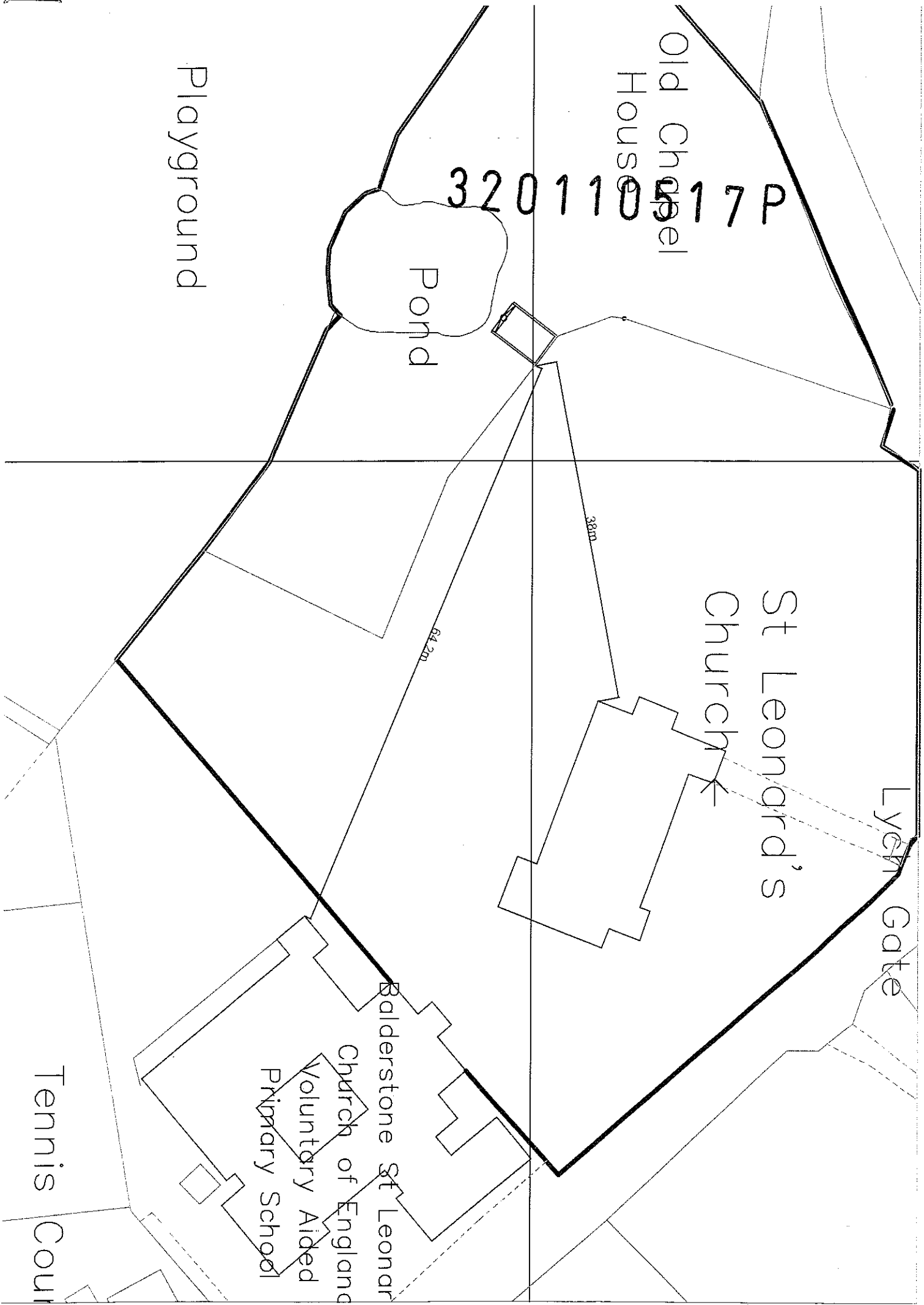
Playground

St Leonard's
Church

Lych Gate

Balderstone St Leonar
Church of England
Voluntary Aided
Primary School

Tennis Court



Louise Blatchford

From: Julia Pye [juliapye1@hotmail.com]
Sent: 22 August 2011 11:47
To: Louise Blatchford
Subject: Re: Read: Re: Balderstone Church

Attachments: baldertone church building 1 to 500.pdf



baldertone church
building 1 t...

Hi Louise

Please find attached map at 1:500 for balderstone church it needs to be printed on a4 to scale correctly

Can you let me know if you have received the additional planning fee

Kind Regards

Julia

-----Original Message-----

From: Louise Blatchford
Sent: Monday, August 22, 2011 11:16 AM
To: Julia Pye
Subject: Read: Re: Balderstone Church

Your message

To: Louise Blatchford
Subject: Re: Balderstone Church
Sent: Mon, 22 Aug 2011 11:15:34 +0100

was read on Mon, 22 Aug 2011 11:16:09 +0100

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320110517P

**DESIGN AND ACCESS IN SUPPORT OF A PLANNING APPLICATION FOR
Erection of Timber Clad storage building for garden machinery ancillary
to maintenance of St Leonards Church**

AT

**St Leonards Church
Commons Lane
Balderstone
Blackburn
BB2 7LL**

AGENT

**Mrs Julia Pye
Hill Crest Farm
Startifants Lane
Chipping
PRESTON
PR3 2NP**

JUNE 2011

Amount

One building is being applied for within the curtilage of St Leonards Church, Balderstone.

Use

The proposed building will be used to house items such as a ride on mower, tools, seeds etc for the maintenance of the grounds of St Leonards Church. The building will be site within the grounds of the church but will have minimal impact on the listed building. The proposed building will not touch any part of the listed building or be in close proximity to it, indeed the building is sited approximately 40 m away from the main structure of the church, in a parcel of land adjacent the grave yard.

Layout

The proposed building will be sited adjacent the existing gateway from the main church grounds behind an existing wall. The building will overlooked by the neighbouring property therefore its location and scale have been carefully considered to reduce any impact on amenity. The building will consist of an open plan internal plan with the only access or light being sourced from a galvanised steel roller shutter door. The layout has been chosen as open plan due to the small scale of the building and also to enable the applicants to use it to its full potential.

Scale

The proposed building is small scale in comparison to the existing Church structure and grounds and will measure 6m x 4m with an eaves height of 2.2m and a ridge height of 3m. The building will be clad in timber boarding which will help it to blend into its surroundings and by constructing the roof covering from reclaimed natural slate it is hoped that this will ensure that the proposed building is sympathetic to the surroundings.

Landscaping

The applicants are willing to provide further screening if the Local Authority feel it is necessary.

Access

Access to the building will remain as a pedestrian access from the church yard only. No vehicles will need access to the building for now or in the future. However if emergency vehicles were ever required on site, they could access the site from the field gate adjacent the site.

Heritage Statement for a new storage building for gardening equipment atSt Leonards School, Balderstone

01 AUG 2011

HistoryFOR THE
ATTENTION OF

St Leonard's (Balderstone) was originally founded as a Chapel of Ease to the Parish Church of Blackburn. Although no records regarding its foundation have been discovered; it is recorded that it dates from the reign of Henry VII (1485 – 1509) with 1504 being most frequently quoted.

Over the next 350 years, the condition of the chapel varied from 'in need of maintenance', through 'decayed condition', to 'almost ruined', in fact one parishioner is on record as saying that by 1849 the condition of the chapel was so bad that on rainy days umbrellas were needed during service.

In 1833, the Independent Chapel at Mellor Brook (Mellor Brook being the main village within the parish of Balderstone), ceased as a place of worship and was purchased by the Church of England and subsequently licensed as a place of worship. Now called St Saviours, this chapel became the centre of worship for the parish until St Leonard's at Balderstone was re-built in 1854. Religious services were carried out here until 1859 and at irregular periods for another 10 years after that. In 1869 it became the first village school.

In 1852 it was decided to apply for a faculty to replace the 'Old Chapel' with a 'New Church', this new edifice dedicated to St Leonard was consecrated in 1854.

The next 50 years brought the addition of several improvements to the structure i.e. the vestry, organ chamber, lych gate, baptistry and tower. The external appearance of the church has not altered since 1906.

St Leonards Church has grade II Listing status from English Heritage and was listed in 1986. St Leonards Church is constructed from Sandstone Rubble with a slate roof.

The Church continues to be a fundamental part of the local community and is kept in pristine condition by a group of volunteers within the local community.

Justification for Works

Historically gardening machinery and equipment have always been stored within the vicarage opposite the church. But as the church no longer has its own designated vicar the vicarage has subsequently been rented out by the church and the storage facility has now been lost.

The applicants are applying for a very modestly sized building to accommodate the ride on lawn mower and other gardening items ancillary to the maintenance of the church yard. This is kept to a very high standard by the local community.

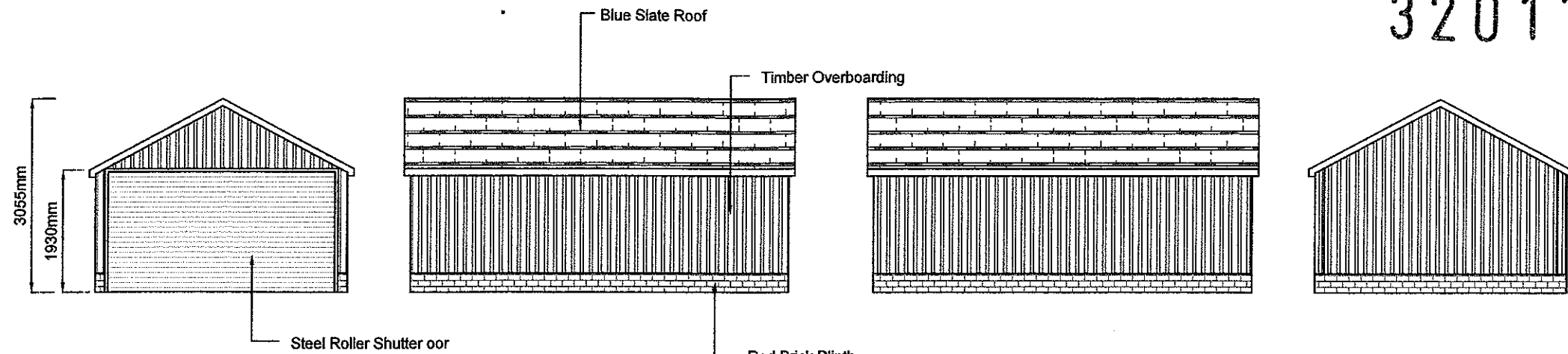
Location of the Building and Impact on the Listed Building

The proposed building will be located to the rear of St Leonards Church behind the existing church wall. The scale and height of the building ensure that any impact on the listed building will be minimal in terms of visual impact. The proposed building will be sited far enough away from the main structure of the church to not cause any detrimental impact to the building. The materials chosen for the building have been carefully considered to ensure that it will blend with the local environment with the roof to be constructed from Slate and the walls from timber.

It is hoped by ensuring the proposed building is sited outside of the existing church yard this application will be looked upon in a favourable manor and allow the storage of the gardening equipment to ensure that the grounds of the church can continue to be maintained to a high standard.

There are no other buildings within the site which can accommodate this machinery therefore it is essential that a new building be provided.

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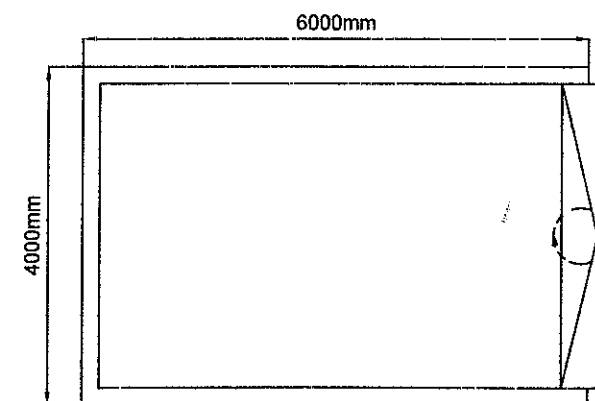


Front Elevation (South Facing)

Side Elevation (East Facing)

Side Elevation (West Facing)

Rear Elevation (North Facing)



Drawn By

Julia Pye
Hill Crest Farm
Chipping
Preston
Lancashire
PR3 2NP

Tel:- 01995 61878
0771 265 8436

email:- juliapye1@hotmail.com

CLIENT: Balderstone PCC

PROJECT : New Storage Building for
equipment ancillary to maintainance of
church yard

LOCATION: St Leonards Church, Balderstone,
Blackburn, BB7 2LL

DATE: July 2011

DWG NO. JP/NA/156/b
SCALE: 1:100 & 1:50