



RIBBLE VALLEY
BOROUGH COUNCIL

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

10 NOV 2011

For office use only

Application No

Date received

Fee paid £

Receipt No:

320110896P

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: **MR+MRS** First name: **D**
Last name: **HARTLEY+MR+MRS M SEED**
Company (optional):
Unit: House number: **1** House suffix:
House name:
Address 1: **BISHOPDALE CLOSE**
Address 2:
Address 3:
Town: **BLACKBURN**
County:
Country:
Postcode: **BB2 5ED.**

2. Agent Name and Address

Title: **MR** First name: **DANIEL**
Last name: **HUGHES**
Company (optional): **DESIGN ROOM LIMITED**
Unit: House number: **47** House suffix:
House name:
Address 1: **CLARENCE STREET**
Address 2: **PADGATE**
Address 3:
Town: **WARRINGTON**
County:
Country:
Postcode: **WA1 3SJ.**

3. Description of the Proposal

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

**CONVERSION OF EXISTING CHAPEL + SUNDAY SCHOOL BUILDING
TO FORM 2 NO. FOUR BEDROOM DWELLINGS INCLUDING CREATION
OF GARDEN + PARKING AREAS.**

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: **FORMER METHODIST CHAPEL**Address 1: **LOWER CHAPEL LANE**Address 2: Address 3: Town: **GRINDLETON**County: Postcode (optional): **BB7 4RN.**

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

Easting: **375884** Northing: **445839**

Description:

5. Pre-application AdviceHas 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:

MR GRAHAM THORPE

Reference:

GRINDLETON CHAPELDate (DD/MM/YYYY):
(must be pre-application submission)**14/07/2011.**

Details of pre-application advice received?

DISCUSSION WITH PLANNING, CONSERVATION + HIGHWAYS AT COUNCIL OFFICES REGARDING PROPOSED CHANGE OF USE FOR TWO DWELLINGS. MINUTES OF MEETING INCLUDED WITHIN DESIGN STATEMENT APPENDIX.**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 ☒ NoIs a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ NoAre there any new public roads to be provided within the site? ☐ Yes ☒ NoAre there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ NoDo 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 CollectionDo 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 / MemberWith 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 memberDo 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	BRICK TO SUNDAY SCHOOL RENDER TO CHAPEL	BRICK TO SUNDAY SCHOOL EXISTING RENDER REMOVED TO CHAPEL BACK TO EXISTING STONE	☐	☐
Roof	SLATE	SLATE	☐	☐
Windows	TIMBER	TIMBER / POWDER COATED ALUMINIUM	☐	☐
Doors	TIMBER	TIMBER / POWDER COATED ALUMINIUM	☐	☐
Boundary treatments (e.g. fences, walls)	WALLS - RANDOM STONE TIMBER FENCE	AS EXISTING + NEW LOW LEVEL TIMBER FENCE.	☐	☐
Vehicle access and hard-standing	STONE / TARMAC	STONE / TARMAC.	☐	☐
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:

DRAWINGS A01 - A05, DESIGN STATEMENT AND DEED PLANS FOR PLOT 1 + PLOT 2

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	4	1
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
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):

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:

CHAPEL BUILDING

Is the site currently vacant? ☐ Yes ☒ No

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

When did this use end (if known)?
 DD/MM/YYYY
 (date where known may be approximate)

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 - see attached e-mail

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

e Blatchford

320110896 P

From: Daniel Hughes [designroomltd@gmail.com]
Sent: 16 November 2011 16:32
To: Louise Blatchford
Subject: Planning Application - Former Methodist Chapel, Lower Chapel Lane, Grindleton
Attachments: SCAN.PDF

Hi Louise,

Apologies for the delay in coming back to you.

Question 15 (tree's) should be the same as the original application form - original form stated 'No' to both parts

Question 27 - Signed and dated as requested (attached)

The ridge length of the proposed dormer is 3900mm, it is built up in line with the existing rear elevation in brickwork to match the existing rear elevation with a roof overhang of 100mm from the face of brickwork.

Should you require any further information, please don't hesitate to contact me.

Regards,

Daniel Hughes

17/11/2011

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	☐				2		2
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							2

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)= **2****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):****2**

18. All Types of Development: Non-residential Floorspace

320110896P

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) Light industrial	☒				
B2 General industrial	☒				
B8 Storage or distribution	☒				
C1 Hotels and halls of residence	☒				
C2 Residential institutions	☒				
D1 Non-residential institutions	☐	322	322	0	0
D2 Assembly and leisure	☒				
OTHER	☒				
Please Specify	☒				
Total		322	322	0	0

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:

N/A

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening

N/A

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

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

0.07 ha.

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:

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
TRUSTEES FOR METHODIST CHURCH	CENTRAL BUILDING, OLDHAM STREET MANCHESTER M1 1SQ.	25/11/2011

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:

<i>David Hough</i>

Date (DD/MM/YYYY):

25/11/2011

(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):

16/11/2011

(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):

drh@designroomltd.com

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:

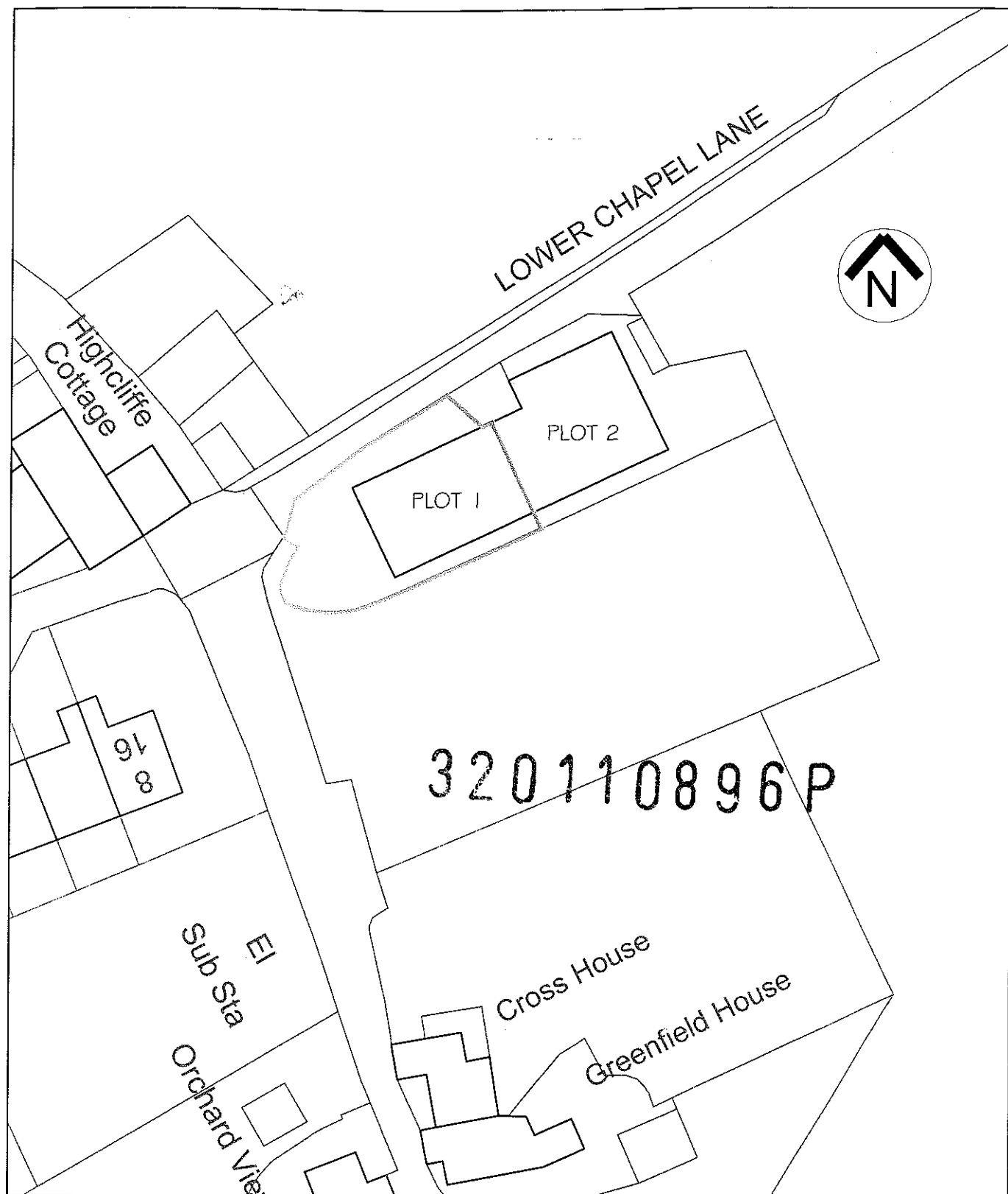
Contact name:

Telephone number:

Email address:

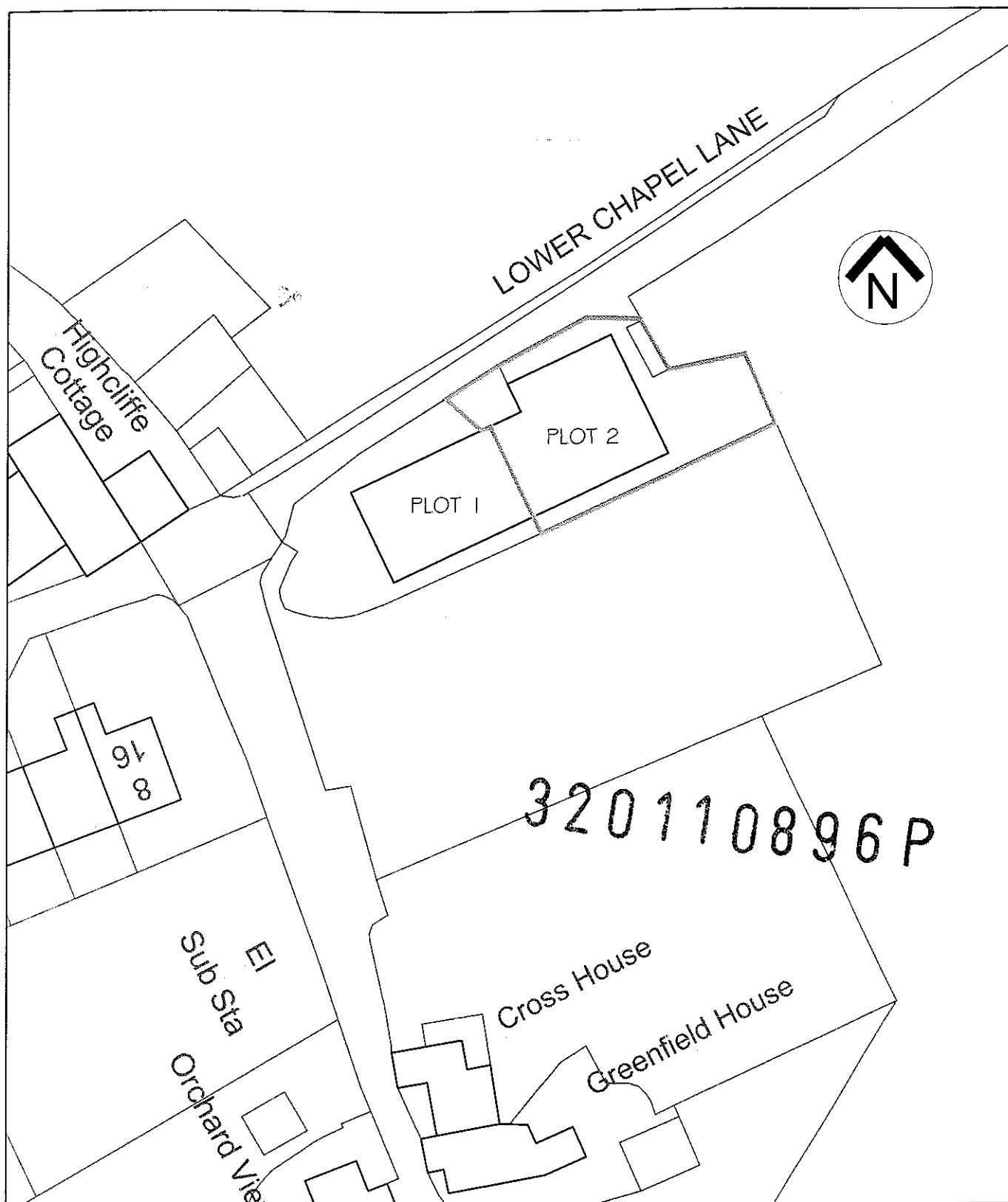
2011

ATTENTION OF



PLOT 1
FORMER METHODIST CHAPEL
LOWER CHAPEL LANE
GRINDLETON
CLITHEROE

SCALE 1:500 @ A4



PLOT 2

FORMER METHODIST CHAPEL
LOWER CHAPEL LANE
GRINDLETON
CLITHEROE

SCALE 1:500 @ A4



FORMER METHODIST CHAPEL AND SUNDAY SCHOOL

LOWER CHAPEL LANE
GRINDLETON

CHANGE OF USE APPLICATION FROM:
D1 – NON RESIDENTIAL INSTITUTION
TO
C3 – RESIDENTIAL, TWO FOUR BEDROOM DWELLINGS

PLANNING DESIGN STATEMENT
OCTOBER 2011

design room ltd

320110896P

Introduction

The Design and Access Statement is prepared on behalf of Mr and Mrs D Hartley and Mr And Mrs. M Seed , the owners of the former Methodists Chapel , Lower Chapel Lane, Grindleton and is in support of the application for change of use of the chapel from a Non-residential Institution (Use ClassD1) to 2No four bedroom dwellings (Use Class C3)

The document is prepared following the format set down in the Ribble Valley Borough Council's document "Design and Access Statement Proforma" Supporting this document are the following drawings and photographs.

Photographs

Reference photographs of the existing building

Drawings

1134 - A01 Existing Plans, Elevations and Site Plan
1134 - A02 Proposed Ground and First Floor Plan
1134 - A03 Proposed Elevations
1134 - A05 Proposed Basement Plan
1134 - A06 Existing and Proposed Block Plan
Plot 1 Deed Plan
Plot 2 Deed Plan

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Background

Our clients, who wish to move to the village, were aware of the failed applications for change of use from its current use to residential use but were convinced that the effective reason for refusal was the question of parking and traffic volume which the proposed 6 No. dwellings, previously proposed generated. With that in mind they made an offer to purchase to the owners of the Chapel and commissioned us to examine the ways in which they could convert the Chapel buildings into two four bedroom dwellings and to make Application for Full Planning for Change of Use.

320110896P

Process

In conjunction with our clients we considered the requirements of the Conservation Area and how best to convert the buildings whilst preserving their contribution to the character and villagescape of Grindleton.

We conducted a measured survey of the building and carried out a preliminary condition and construction survey sufficient to satisfy ourselves that there were no significant defects which would prevent conversion.

We consulted the published material relating to the failed planning applications and the documents listed in Appendix A of this Statement.

We conducted a visual examination of the Chapel buildings from both distant and near view points in the context of the impact changes in appearance would have to the contribution the Chapel complex makes to the Conservation Area and it's townscape, its intrinsic worth as a building and as a footnote in Grindleton's history as well as its place in the landscape of the ANOB.

A meeting was held with officers of the Ribble Valley Borough Council to discuss the matters which had led to the refusal of the recent applications. In addition to the concerns for adequate parking and safety in maneuvering we discussed the likely effects on the external appearance to achieve the proposed two dwellings. (*A copy of our notes of this meeting are provided in Appendix B*) . The conclusion of the meeting was that there was currently no reason in principal that the former chapel could not be used for residential purposes and that the use for two dwellings presented a significantly improved traffic situation to that of the previous applications.

Following this we have progressed the proposals taking into account the above studies, surveys and meeting and have our clients' instruction to proceed to make this application.

320110896 P

Use

The proposed development is a conversion into two four bedroom dwellings.

This is an appropriate use in order to ensure a continuing future for a building which, because of its location and siting, is inherently unsuited for many alternative uses and with every possibility of remaining vacant there must be concern for its ongoing condition and preservation.

The roads leading to it, its vehicular access, location and lack of car parking and manoeuvring area makes it undesirable to alternative users within its present Use Class and undesirable as a function from a planning perspective for similar reasons. There does not appear to have been serious interest other than for residential use, since the Chapel ceased to function in 2008.

Conversion into two residential units is in our view the optimal solution, were it one dwelling it would be unlikely to attract an owner due to the small size of the plot which would in turn limit its value. More than two dwellings and the problem of parking becomes intractable.

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Amount

The chapel complex comprises 320m² of functional floor space largely at ground floor level with a small element of raked balcony in the chapel and some small areas of roughly finished basements in both building parts with the Chapel Basement currently used as a boiler room to the two elements of the Chapel and the Sunday School.

The overall site area is 0.067ha.

The proposal results in two dwellings on two floors with the small basements retained. The former chapel comprises 267m² on two floors and the former Sunday School comprises 324m² on two floors.



Fig 1. Extract from Google Earth of the site

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Layout

The split of the complex between the two dwellings is made at the effective change of level of the ground floor which is at the division between the earlier Chapel and the later Sunday School and provides for the realisation of two almost equal floor areas to the dwellings when the first floors are created. This arrangement also provides an efficient basis for a party wall which can fully comply with building regulation requirements.

Externally it is proposed that an additional hard surfaced parking area is provided to the North between the building and Lower Chapel Lane. This, with part of the existing parking area, provides two parking spaces within the part of the site now forming the dwelling created from the former Sunday School and provides a total of 4 spaces for the development. It will be impractical for a physical division to be provided between the parking spaces allocated to each of the dwellings thus aiding the ease and safety of vehicular movement to and from the development.

This level of provision is in direct response to the problem of parking and vehicle movement as discussed at the meeting with RVBC. The meeting discussed what practical measures could be taken to increase the number of parking spaces to a total of 4, currently 3, identified by officers as preferable. The acknowledged problem was to find a solution which did not conflict with the retention of other important features such as the retaining wall around the amenity space to the West of the chapel. No immediate satisfactory proposal could be identified. This proposal achieves that level of provision and does not significantly increase the hazards of parking or remove important features of the building's setting.

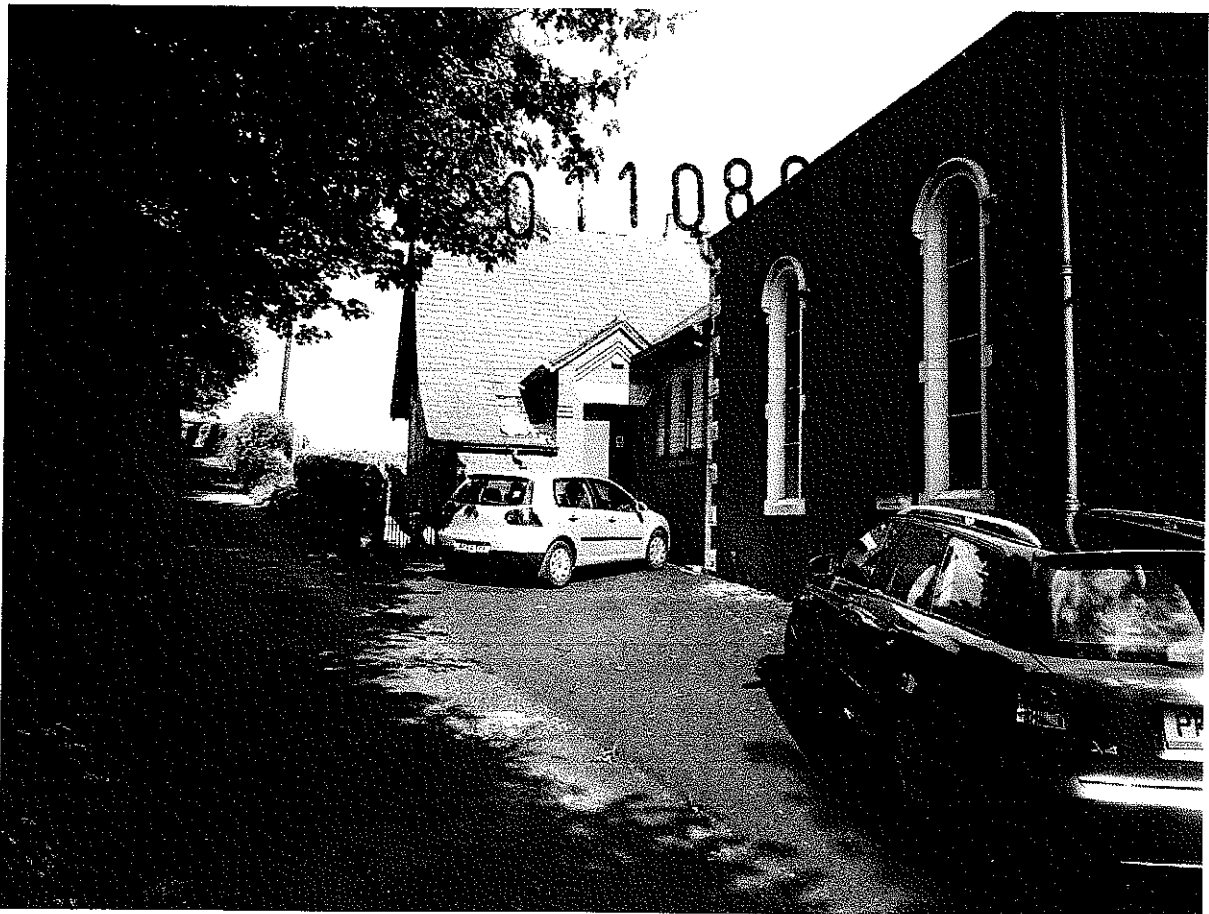


Fig 2. Photograph of Parking Area off Lower Chapel Lane

Scale

The floor space of the proposed development is all contained within the general envelope of the existing buildings, with the exception of the proposed alteration to the roofline of the former Sunday school, where an additional piked roof has been added to reflect the same design principles as the adjacent elevation. Alterations to the elevations have been designed to be sympathetic to the buildings as possible.



Fig 3. Photograph of the Existing Sunday School Roof Line

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Landscape

With the exception of the alterations to provide the additional car parking space to the North of the existing complex no additional landscaping is proposed as part of this application. The two existing principal amenity areas, one to the East and the other to the West will be used as gardens.

The creation of the additional parking space will involve the removal of a low random rubble stone wall between the building and the road. The remaining wall along the East of the boundary will be repaired as necessary to maintain what we suppose was once a part of a field boundary. The creation of the parking space involves a minor raising of the ground level to follow the general slope of the road and will be appropriately surfaced. The construction at the boundary with the highway will be to the requirements of the RVBC.

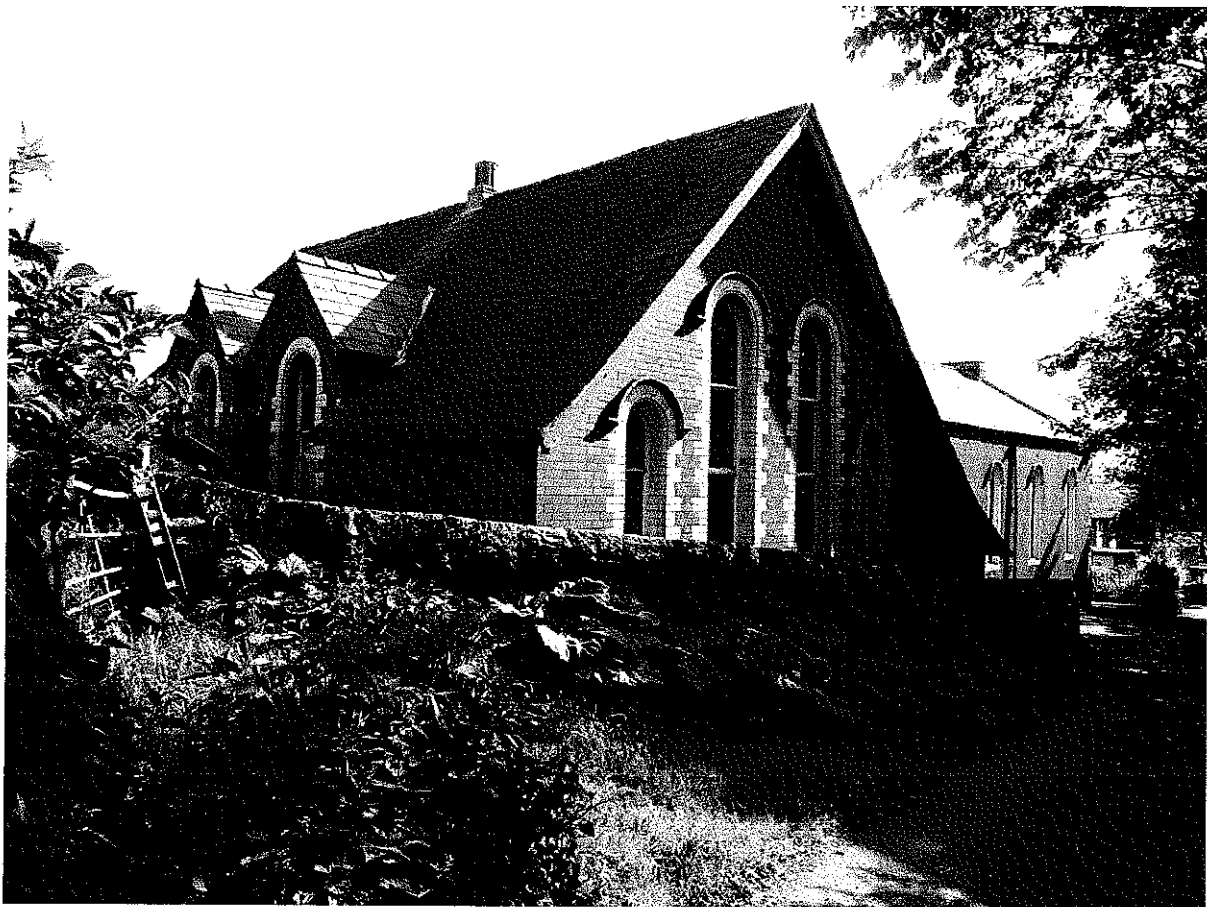


Fig4. Existing wall to be removed to create additional parking space

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Appearance

Acknowledged as a "focal building" and a "building of townscape merit" on the Grindleton Conservation Area Townscape Appraisal Map the Chapel is at the periphery of the Grindleton Conservation Area. The building is not a listed Historic Building.

As there was no need to increase the general volume of the buildings to meet our clients requirements our considerations were only for the impact of any changes of detail.

Our assessment of the Chapel and Sunday School's townscape contribution is set out in Appendix C to this Statement.

Because the building phases are so dissimilar in appearance there is little or no cause to consider the vocabulary of any alterations to one needing to be similar to that in the other.

Necessary alterations to the exterior are all conceived to be simple interventions confining significant changes to the least sensitive elevations and or matching fundamental elements of existing design in terms of the roofline change to the Sunday school building.

Both proposed dwellings include the insertion of a 1st floor and continued limited use of their existing basement areas. Each of the two original building phases have their particular problems in conversion and both share the problem of achieving significant daylighting to what are deep plan spaces with constrained heights from First Floor to eaves.

The lack of daylight is most acute in the Chapel where narrow windows and high cills make it difficult to provide daylight to the interior of the rooms. Our clients wish to minimise their reliance on artificial light and thus lessen the environmental impact of their proposals hence the inclusion of rooflights in both dwellings.

In the former Chapel building the lowering of some window cills and the provision of an additional window on the Southern elevation of the Chapel is intended to further address this problem. This new window follows the arched form of the existing windows but has a lower head height as it illuminates the ground floor only. Also in the Chapel conversion, a new entrance is created in the Northern elevation as part of a simple glazed screen providing daylight to the main internal circulation space.

To the East elevation of the former Sunday School, largely concealed by the rising ground level and existing stone wall to the boundary, three new entrances are proposed, Bi-fold doors to the ground floor living area, external door to the utility room at ground floor level and rear access to the basement space serviced from new steps to basement level externally.

Date / History of site

The chapel building is dated 1862, being the first element on the site with the Sunday School building dated 1899. Both buildings have a date stone confirming these years.

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Materials

Former chapel

Walls - exposed existing stone walls. See Appendix D. this was the original construction.

Windows - Narrow width aluminium section.

Roof - as existing, slate.

Doors - main entrance from Lower Chapel Lane - Double glazed, timber / aluminium

Rooflights - conservation, Velux

Former Sunday School

Walls - brickwork to match existing.

Windows - Timber, painted

Rooflights - conservation, Velux

Roof - existing slate

Doors - Timber / aluminium, double glazed

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Access into the dwellings

The existing access to both dwellings involves a considerable difference in levels from the surrounding ground. In both dwellings it is proposed that the ground floor level is retained although heightened to accommodate an insulated floor over the existing timber floor. The Sunday School conversion retains the present entry from Lower Chapel Lane and has three new entrances in the Eastern elevation, two at Ground Floor level which allows entry without steps, the other at basement level accessed by steps.

The existing timber doors to south and west elevation are proposed to be replaced with glazed timber doors.

The new entrance to the former Chapel cannot be accessed without steps as the need to provide for parking within the dwelling curtilage leaves insufficient space to accommodate the length of ramp required to avoid the use of steps. Steps are minimised in number by a small change in the existing slopes created by redressing the parking area between highway and dwelling. The entrance steps are designed to meet the requirements of Part M 6.16 of the Building Regulations.

Vehicular Access

There is no barrier or kerb proposed at the boundary to the Lower Chapel Lane. An element of vehicular manoeuvring over the highway is inevitable however the situation is no worse than existing or may even be better by virtue of the proposed additional parking space and the partial demolition of the wall between Lane and buildings.

Services access

A general investigation of services has allowed the conclusion that no visible material changes are required to the buildings surroundings or buildings in order to provide services to the two proposed dwellings.

Surveys

Following submission of the application to Ribble Valley Planning Department, during the validation process we have been made aware of a Bat Survey, which was commissioned as part of the previous Planning Submission 3/2010/0305P. A summary sheet was provided by RVPD, the full report was not available on the public record and during our pre-application discussion in July, the issue was not raised.

As a result of the above, our clients are now looking to engage the services of Pat Waring, the author of the previous survey from Ecology Services UK Ltd to undertake a updated survey and following the outcome of the Planning Application administer the application to Natural England for the Mitigation License, we will of course consult fully with Ribble Valley Countryside Officer.

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APPENDIX A

Documents consulted

Ribble Valley District Plan

Grindleton conservation area management guidance –RVBC

Grindleton Conservation Area Appraisal – RVBC

A brief History of Grindleton – Chris Hall

Grindleton Heritage Trail

Grindleton Parish Plan

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APPENDIX B

PROJECT: Grindleton Chapel conversion change of use to 2No. dwellings
JOB REF:

Minutes of Meeting with Ribble Valley Borough Council Planning Dept 14th July 2011

Present:

Dave Hartley & Vicky Bancks

Email address: vbancks@gmail.com

Laura & Mick Seed

Email address: lj.seed@gmail.com

South Ribble District Council

Graeme Thorpe (Planner) Graeme.thorpe@ribblevalley.gov.uk

Martin Nugent (highways) Martin.nugent@ribblevalley.gov.uk

Adrian Dowd (Conservation) Adrian.dowd@ribblevalley.gov.uk

Daniel Hughes **Design Room Ltd**
Peter Standing **BE Architects**

Item	Action
1.0	Change of use to residential. There is no presumption against this. There a considerable number of residential applications pending or being considered at present therefore S Ribble advise early application in order to be included in the Authority's planned allocation of residential development. There are no known suggestions for use within the present use class.
2.0	Previous application proposed building appearance was considered acceptable
2.01	The car parking and traffic considerations were not considered acceptable on safety and amenity grounds
3.0	Use as two dwellings. Likely accommodation will include 4 bedrooms each.

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3.01

Car parking should be provided at 2 places per dwelling (M) Difficulties of doing this were discussed. The provision of the 3 car spaces on the road side of the property, as indicated on the previous application, are acceptable in view of the comparatively low number of movements but the location of a 4th place was agreed to be problematic

3.02

DH + PJS

There were two suggestions discussed

1. A small adaptation to the SW amenity space involving demolition of part of the existing retaining wall to achieve this whilst maintaining the majority of the amenity space within the property's boundary and

2 at the NE where the demolition of the existing small outhouses would be required.

Neither solution is ideal and the feasibility of both needs checking with respect to levels and practicality Check will be made and conclusions circulated

3.03

In PJS's opinion neither proposal is likely to be satisfactory.

South Ribble questioned if a part the field to the to the NE could be used for a hard standing. That possibility has not been pursued as until a planning permission is gained the purchasers are in a ransom position and the price of the land could therefore mean a consequent reduction of funds available for the conversion. Further the owner may not wish to sell

No dissention was made at the statement that the chapel would be unlikely to be attractive to a single user due to the lack of amenity space commensurate with the property size

In the light of the need to have a acceptable use for the property thus preventing it deteriorating by neglect, it was PJS's view that the L.A. might well have to compromise on the vehicle parking requirement

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4.0

Physical changes A number of physical details are being considered as part of the adaptation of the building. Their acceptability is important to establish to avoid abortive design time

4.01

Lowering of window cills. To be judged on its merits but to be acceptable would have to employ details and materials similar to existing

4 02

Rooflights Can be acceptable the previous application had rooflights and was considered ok Dormer windows are unlikely to be acceptable similarly with a recessed window.

4 03

Additional entrance doorways : the desirability of secondary entrances was understood, proposals will have to follow the existing character and detail to not detract from the reasons for the building's highlighting in the designation of the conservation area

1st floor and windows: the previous proposals were acceptable solutions to floors passing the windows

5.0

Actions arising

5 01

Communication with Martin re the outcome of survey material and circulation to all after consultation with M

DH + PJS

5 02

Proposals for changes to the exterior to be emailed to all present and taken forward with by consultation with relevant officer copying notes to all present at this meeting

DH + PJS

Circulation:

All Present

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APPENDIX C

The townscape contribution of the Chapel buildings

Our assessment focussed on the Chapel buildings particular importance within distant views from the South and East, middle distance views from the approach roads to the West and South as well as from the steep slopes of the adjacent graveyard to the South. We concluded that of most importance aspects within the context of the Conservation Area were the preservation of the roof ridge line, the maintenance of scale by carrying out the conversion within the existing building envelopes and the adoption of simple building forms for any alterations to the existing elevations trying always to locate such interventions in the elevations where the effects on townscape are minimized or changes made sympathetically.

We assessed the near distance views of the buildings and are of the opinion that the least sensitive elevations, most capable of accommodating necessary physical alterations, are those to the North and East.

To the North distant views of the buildings are shielded by mature hedgerows and rising ground. Close to the road the simple massing of the buildings and non domestic nature of detail are the significant contribution to the villagescape.

To the East much of the elevation at ground level is shielded from distant view by the rise in the ground and the boundary wall with the adjoining field.

The distant views from the South and East are predominantly of the Southern elevation of the buildings. Without shielding from planting or landform the simple shapes of the windows to the Chapel and the gable to the Sunday School compliment the simple bold form of the buildings.

The middle distance views are from the approach roads to the West and South, more particularly perhaps from the steep slopes of the adjacent graveyard to the South. Here the buildings do dominate with the important characteristics as those noted for the distant views.

At the junction of the Back Lane and Lower Chapel Lane, the elevated position of the Western elevation of the Chapel, the amenity area in front of the Chapel and the stone wall surrounding it, do indeed form a "focal building".

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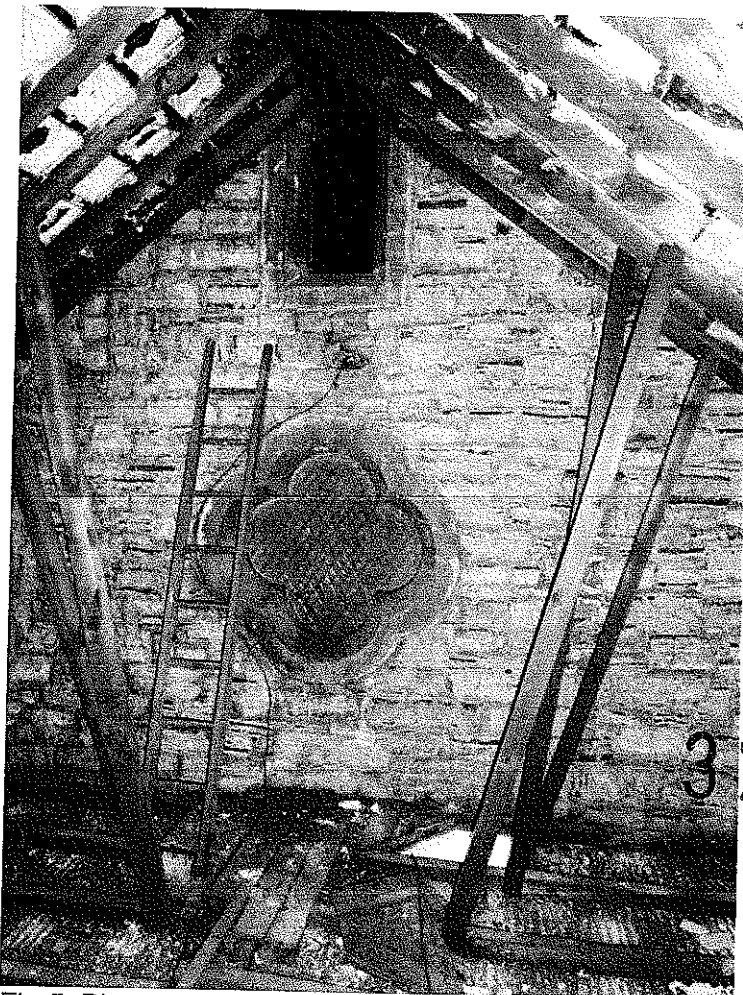
APPENDIX D

Existing materials and construction

The chapel was, we believe, built in two distinct phases, the earlier Chapel being a simple volume with exposed random semi-coursed stone walls with simple narrow arched main windows with dressed stone reveals and a slate roof. The chapel is rendered but it originally was exposed stone as can be seen in the existing Sunday school loft where the upper part of the Eastern Gable wall is visible in its original state. That it was unlikely to have been originally intended to be rendered can also be seen where the render is deteriorating adjacent to the stone quoins, the render is proud of the quoins and the undressed stone of the wall beneath is almost flush with the face of the quoins.

The later Sunday School building and ancillary accommodation is built in a contrasting style in what appears to be Accrington bricks with several simple corbelled and decorative brick features. Principle windows are narrow and arched with contrasting cream brickwork reveals and surrounds as is the door leading to the graveyard and the other minor window openings. The roof is slate whose pitch matches that of the chapel although the ridge heights are slightly lower.

A preliminary survey of the building condition and construction found no defects which would prevent these proposals being carried out.



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Fig 5. Photo of Eastern elevation of the Chapel building within the Sunday School loft space

APPENDIX E

Summary Page from previous Ecology Survey

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Summary

This report has been commissioned by Adactus Housing Association as part of a planning application for a development at Grindleton Methodist Chapel in Grindleton, Lancashire.

A daytime survey of the building was carried out on 24th April 2010

A small group of four myotis bats were observed roosting together during the survey of the building, within one part of the roofspace of the Methodist Chapel.

Evidence of bat presence, in the form of bat droppings, was found both scattered and clustered throughout the roofspaces of the Methodist Chapel, as well as within a ground floor room below the roofspace. The droppings included both older and more recent examples, confirming that bats had been present within the roofspace in 2010. The arrangement of bat droppings is typical of bats which have adopted both void roosting and crevice-dwelling habits within the roofspace.

The roofspace of the Methodist Chapel is a bat roost. Other features of the buildings on site have high potential for use by roosting bats.

A decision about the likely impact of the proposed development on bats will be required. Further information about the bat usage of the building will be required to enable such a decision to be made.

It is advised that:

- Further ecological survey work will be required in order to clearly determine the status of bats at the site e.g. the number and species of bats
- A data search will be required to establish the status of bats in the area surrounding the proposed development site
- Extensive refurbishment or demolition of the building will clearly impact on bat roosting areas and a number of other features with high potential for use as roosts; as a result, actions will need to be taken to address this issue.
- A mitigation licence is likely to be required to enable a development to take place lawfully in relation to disturbance to bats and/or damage to bat roosts at this site.
- It will be necessary to provide mitigation for the loss of any bat roosts at this site.
- Both buildings have also been used by nesting birds. Any works to the buildings will therefore have to be undertaken outside the nesting season to avoid illegal disturbance of nesting birds.