



RIBBLE VALLEY
BOROUGH COUNCIL

16 APR 2012

For office use only

Application No.

320120389P

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		Country Code	National Number	Extension Number
	Commons Lane		Telephone 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		Country Code	National Number	Extension Number
	Startifants Lane		Telephone number:	0199561878	
	Chipping		Mobile number:	07712658436	
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Erection of steel storage building to the rear of St Leonards Church resubmission of withdrawn application

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

1. Listed Building Grading

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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:

Steel Sheeting

Roof covering- add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Steel Sheeting

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:

Curtlage 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)

22. All Types of Development: Non-residential Floorspace (continued)

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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	8.9	8.9
	Total	0.0	0.0	8.9	8.9

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?

08.92 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	17/04/2012
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: 16/04/2012	☒ 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

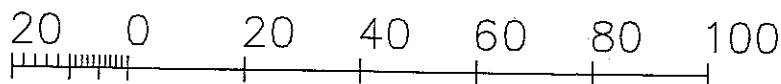
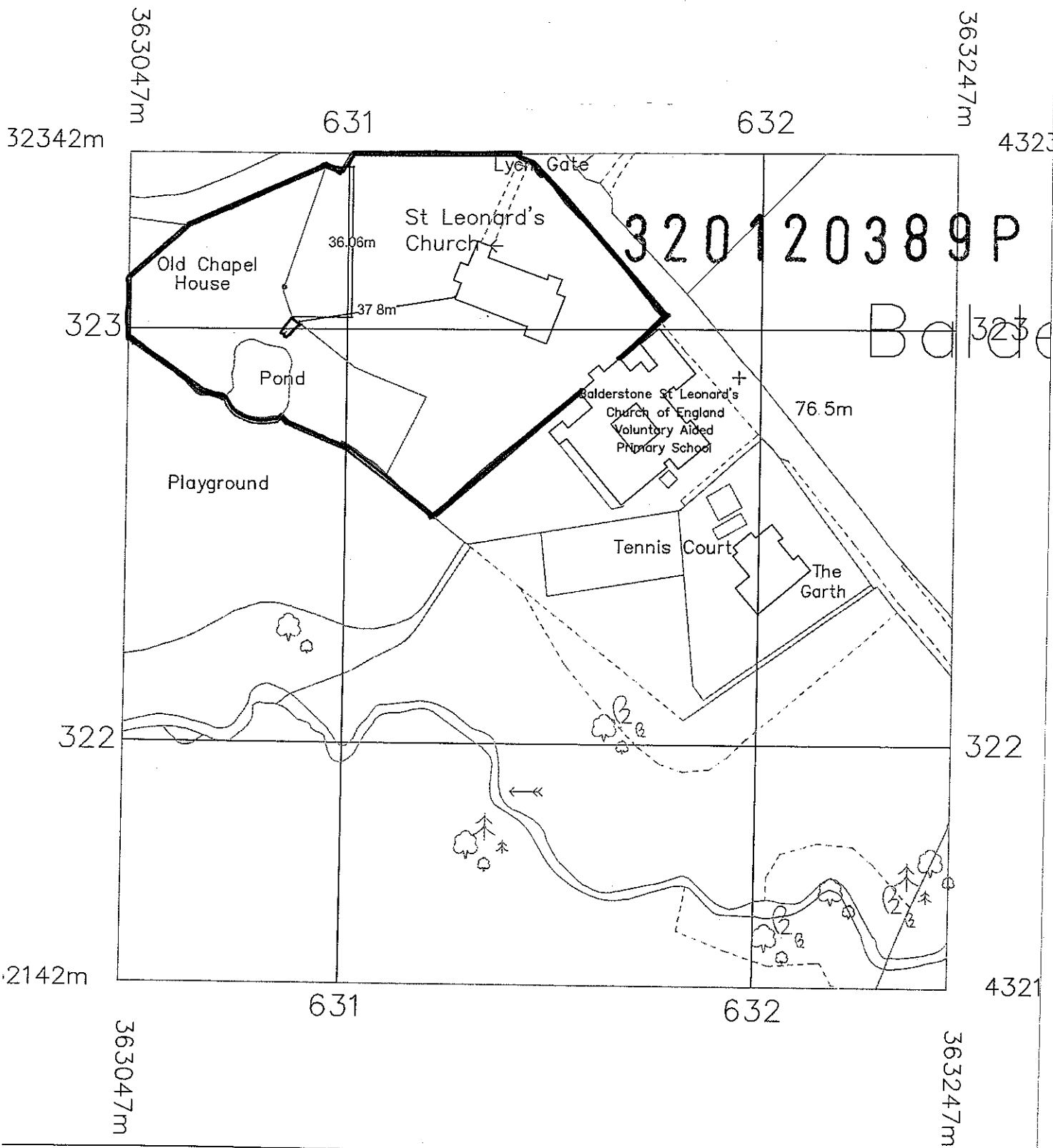
Title: Mrs	First Name: Julia	Surname: Pye
Person role: Agent	Declaration date: 16/04/2012	☒ Declaration Made

30. Declaration

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



Date 16/04/2012



Metres

DESIGN AND ACCESS IN SUPPORT OF A PLANNING APPLICATION FOR

**Steel Clad Storage building for garden machinery ancillary to
maintenance of St Leonards Church Resubmission of withdrawn
application**

AT

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

320120389P

AGENT

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

April 2012

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 37 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 2.4 x 3.6 with an eaves height of 2.1m and a ridge height of 2.6m. The building will be clad in Steel Sheeting painted grey to ensure the building is secure and fit for purpose.

Landscaping

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

Access

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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, BalderstoneHistory

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.

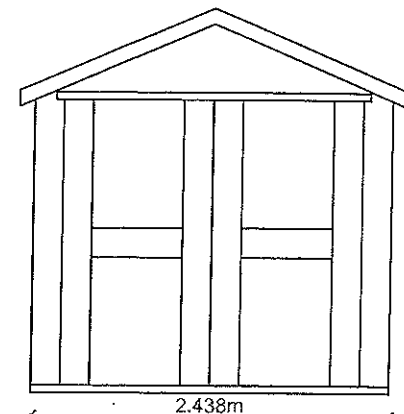
It is hoped by ensuring the proposed building is sited outside of the existing church yard this application will be looked upon in a favourable manner and allow the storage of the gardening equipment to ensure that the grounds of the church can continue to be maintained to a high standard.

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

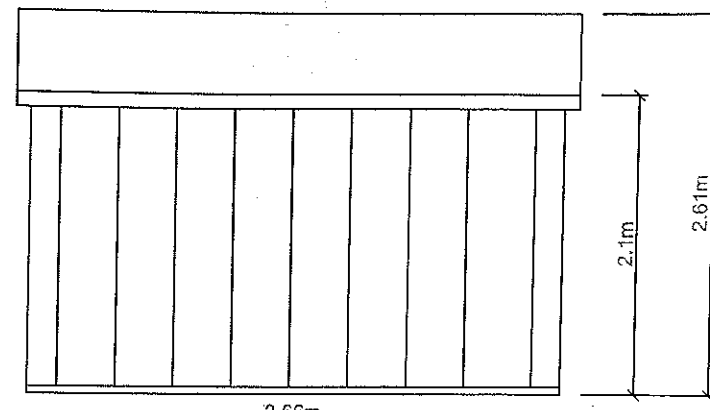
Materials

Walls and roof constructed from steel sheeting painted grey

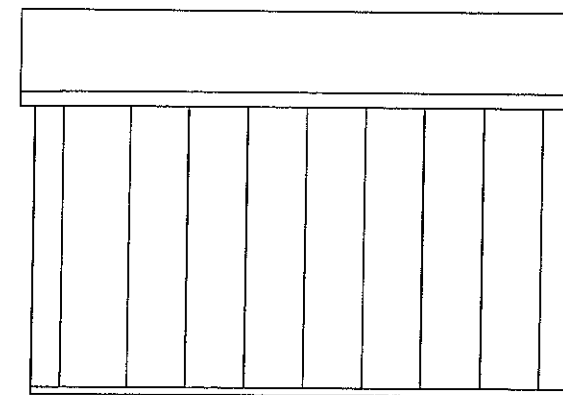
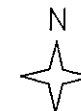
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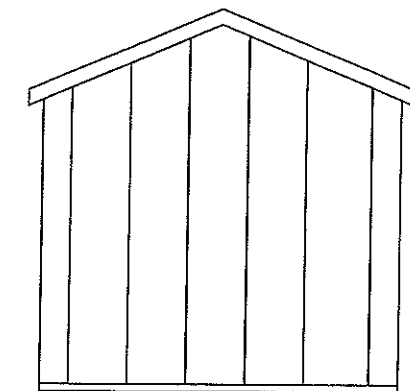
South Elevation
Ground Plan



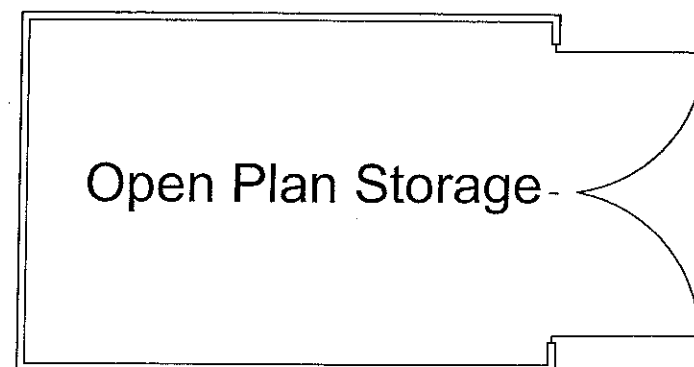
East Elevation



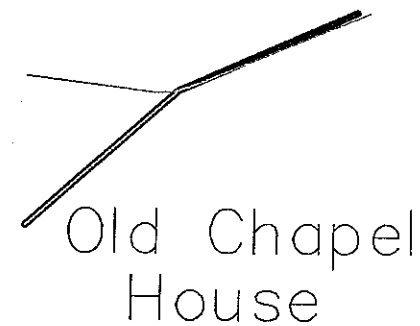
West Elevation



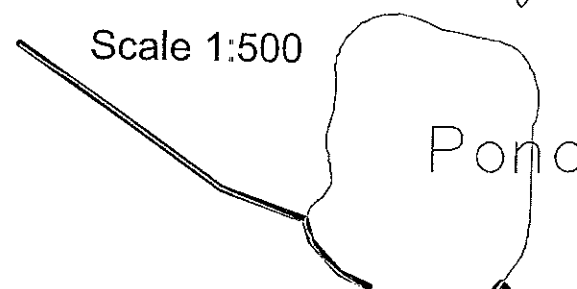
North Elevation



Open Plan Storage



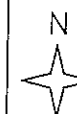
Old Chapel House



Pond

Scale 1:500

St Leo Church



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 maintenance of
church yard - Resubmission of withdrawn
application

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

DATE: April 2012
DWG NO. JP/NA/156/c
SCALE: 1:50