



RIBBLE VALLEY  
BOROUGH COUNCIL

06 AUG 2012

FOR THE  
ATTENTION OF

For office use only

Application No

Date received

Fee paid £

Receipt No:

320120709P

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

## Application for Planning Permission. Town and Country Planning Act 1990

### Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council'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:              | MRS              | First name:   | CLARE |
| Last name:          | HYDE             |               |       |
| Company (optional): |                  |               |       |
| Unit:               | House number:    | House suffix: |       |
| House name:         | MOOR HEY COTTAGE |               |       |
| Address 1:          | KNOWLE GREEN     |               |       |
| Address 2:          |                  |               |       |
| Address 3:          |                  |               |       |
| Town:               | LONGRIDGE        |               |       |
| County:             | LANCASHIRE       |               |       |
| Country:            |                  |               |       |
| Postcode:           | PR3 2XE          |               |       |

### 2. Agent Name and Address

|                     |                                     |               |        |
|---------------------|-------------------------------------|---------------|--------|
| Title:              | MR                                  | First name:   | PHILIP |
| Last name:          | COTTIER                             |               |        |
| Company (optional): | SUNDERLAND PEACOCK & ASSOCIATES LTD |               |        |
| Unit:               | House number:                       | House suffix: |        |
| House name:         | HAZELMERE                           |               |        |
| Address 1:          | PIMLICO ROAD                        |               |        |
| Address 2:          |                                     |               |        |
| Address 3:          |                                     |               |        |
| Town:               | CLITHEROE                           |               |        |
| County:             | LANCASHIRE                          |               |        |
| Country:            |                                     |               |        |
| Postcode:           | BB7 2AG                             |               |        |

### 3. Description of the Proposal

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

CREATION OF ACCESSIBLE AND SUSTAINABLE COMPOSTING TOILET FACILITY EXTERNALLY TO THE REAR (NORTH) OF THE CHURCH.

ADAPTATION OF LOWER SECTION OF EXISTING WINDOW TO FORM LEVEL ACCESS TO ACCESSIBLE TOILET FROM INSIDE THE CHURCH WITH CLEAR SEPARATION BETWEEN DOOR HEAD AND WINDOW SILL PROVIDED BY NATURAL STONE INFILL ASSOCIATED CREATION OF LEVEL APPROACH TO THE PERIMETER OF THE CHURCH BY IMPROVEMENTS MADE TO EXISTING NORTH AND WEST FACING PATHS

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:                                                                                     | <input type="text"/> | House number: | <input type="text"/> | House suffix: | <input type="text"/> |
| House name:                                                                               | ST JOHN'S CHURCH     |               |                      |               |                      |
| Address 1:                                                                                | SHIRE LANE           |               |                      |               |                      |
| Address 2:                                                                                | HURST GREEN          |               |                      |               |                      |
| Address 3:                                                                                | <input type="text"/> |               |                      |               |                      |
| Town:                                                                                     | CLITHEROE            |               |                      |               |                      |
| County:                                                                                   | LANCASHIRE           |               |                      |               |                      |
| Postcode (optional):                                                                      | BB7 9QR              |               |                      |               |                      |
| Description of location or a grid reference (must be completed if postcode is not known): |                      |               |                      |               |                      |
| Easting:                                                                                  | <input type="text"/> | Northings:    | <input type="text"/> |               |                      |
| Description:                                                                              |                      |               |                      |               |                      |
| N/A                                                                                       |                      |               |                      |               |                      |

#### 5. Pre-application Advice

Has 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:

ADRIAN DOWD

Reference:

AD/EL

Date (DD/MM/YYYY):

(must be pre-application submission)

20/07/2012

Details of pre-application advice received?

ORIGINAL PRE-APPLICATION ADVICE DATED 17<sup>th</sup> JUNE 2011 ENCLOSED WITH THIS APPLICATION

ADDITIONAL PRE-APPLICATION ADVICE OBTAINED AT SITE MEETING WITH ADRIAN DOWD AND JOHN MACHOLC (20 07 12) ON RECEIPT OF PLANNING REFUSAL

#### 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

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)

N/A

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes

☒ No

If Yes, please provide details:

N/A

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes

☒ No

If Yes, please provide details:

N/A

#### 8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes

☐ No

If Yes, please provide details:

IMPROVEMENT IN PUBLIC FACILITIES PROMOTED IN THE PARISH THROUGH THE CHURCH

#### 9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council?

☐ Yes

☒ No

If Yes, please provide details:

N/A

## 10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

|                                            | Existing<br>(where applicable) | Proposed                                                                            | Not<br>applicable                   | Don't<br>Know            | Drawing<br>references if<br>applicable |
|--------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------|-------------------------------------|--------------------------|----------------------------------------|
| Walls                                      |                                | CEDAR TIMBER CLADDING TO<br>PROPOSED TOILET. REUSED<br>NATURAL STONE WALL AS INFILL | <input type="checkbox"/>            | <input type="checkbox"/> | 4181-02A                               |
| Roof                                       |                                | CORRUGATED GREY METAL<br>ROOF (NOT VISIBLE FROM<br>GROUND LEVEL DUE TO LOW          | <input type="checkbox"/>            | <input type="checkbox"/> | 4181-02A                               |
| Windows                                    |                                | PITCH/TIMBER BARGE<br>BOARD) INCORPORATING 1<br>NO SKYLIGHT                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                                        |
| Doors                                      | TIMBER HARDWOOD                | TIMBER HARDWOOD TO<br>MATCH EXISTING                                                | <input type="checkbox"/>            | <input type="checkbox"/> |                                        |
| Boundary treatments<br>(e g fences, walls) |                                |                                                                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                                        |
| Vehicle access and<br>hard-standing        |                                |                                                                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                                        |
| Lighting                                   |                                | 3 NO WALL MOUNTED BLACK<br>LANTERNS                                                 | <input type="checkbox"/>            | <input type="checkbox"/> | 4181-02A                               |
| Others<br>(please specify)                 | TARMAC / GRAVEL PATHS          | TARMAC PATH TO MATCH<br>EXISTING                                                    | <input type="checkbox"/>            | <input type="checkbox"/> |                                        |

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:

4181-01 (EXISTING DRAWING), 4181-02A (PROPOSED DRAWING) LOCATION PLAN, CHURCH BUILDINGS COUNCIL STATEMENTS OF SIGNIFICANCE AND NEED DATED 23/01/2012, VERSION 1 01, SCHEDULE OF EXTERNAL MATERIALS DATED 21/10/2011, NAT SOL LTD EXTERNAL COMPOSTING TOILET LITERATURE DIOCESAN ADVISORY COMMITTEE CERTIFICATE DESIGN, ACCESS AND HERITAGE STATEMENT, VERSION 1 02 DATED 01.08.12

## 11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces: N/A

| Type of Vehicle                                  | Total<br>Existing | Total proposed (including<br>spaces retained) | Difference<br>in spaces |
|--------------------------------------------------|-------------------|-----------------------------------------------|-------------------------|
| Cars                                             |                   |                                               |                         |
| Light goods vehicles/<br>public carrier vehicles |                   |                                               |                         |
| Motorcycles                                      |                   |                                               |                         |
| Disability spaces                                |                   |                                               |                         |
| Cycle spaces                                     |                   |                                               |                         |
| Other (e g Bus)                                  |                   |                                               |                         |
| Other (e g Bus)                                  |                   |                                               |                         |

## 12. 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):

NOTE: SELF RELIANT SUSTAINABLE  
COMPOSTING TOILET FACILITY

## 13. 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

## 14. Biodiversity and Geological Conservation

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

## 15. Existing Use

Please describe the current use of the site:

CHURCH – PLACE OF WORSHIP

Is the site currently vacant? ☐ Yes ☒ No

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

N/A

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

N/A

Does the proposal involve any of the following:

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

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment

## 16. 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 will need to provide a full Tree Survey, with accompanying plan before your application can be determined. 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

## 17. 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

## 18. 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                               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes                | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                      | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                        | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing                    | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                       | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                         | <input type="checkbox"/> |                    |   |   |    |         |       |
| Totals (a + b + c + d + e + f + g) = |                          |                    |   |   |    |         |       |

| Social Rented                        | Not known                | Number of Bedrooms |   |   |    |         | Total |
|--------------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                      |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes                | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                      | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                        | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing                    | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                       | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                         | <input type="checkbox"/> |                    |   |   |    |         |       |
| Totals (a + b + c + d + e + f + g) = |                          |                    |   |   |    |         |       |

| Intermediate                         | Not known                | Number of Bedrooms |   |   |    |         | Total |
|--------------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                      |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes                | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                      | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                        | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing                    | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                       | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                         | <input type="checkbox"/> |                    |   |   |    |         |       |
| Totals (a + b + c + d + e + f + g) = |                          |                    |   |   |    |         |       |

| Key worker                           | Not known                | Number of Bedrooms |   |   |    |         | Total |
|--------------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                      |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes                | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                      | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                        | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing                    | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                       | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                         | <input type="checkbox"/> |                    |   |   |    |         |       |
| Totals (a + b + c + d + e + f + g) = |                          |                    |   |   |    |         |       |

Total proposed residential units (A + B + C + D) =

### Existing Housing

| Market Housing                       | Not known                | Number of Bedrooms |   |   |    |         | Total |
|--------------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                      |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes                | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                      | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                        | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing                    | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                       | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                         | <input type="checkbox"/> |                    |   |   |    |         |       |
| Totals (a + b + c + d + e + f + g) = |                          |                    |   |   |    |         |       |

| Social Rented                        | Not known                | Number of Bedrooms |   |   |    |         | Total |
|--------------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                      |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes                | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                      | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                        | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing                    | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                       | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                         | <input type="checkbox"/> |                    |   |   |    |         |       |
| Totals (a + b + c + d + e + f + g) = |                          |                    |   |   |    |         |       |

| Intermediate                         | Not known                | Number of Bedrooms |   |   |    |         | Total |
|--------------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                      |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes                | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                      | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                        | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing                    | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                       | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                         | <input type="checkbox"/> |                    |   |   |    |         |       |
| Totals (a + b + c + d + e + f + g) = |                          |                    |   |   |    |         |       |

| Key worker                           | Not known                | Number of Bedrooms |   |   |    |         | Total |
|--------------------------------------|--------------------------|--------------------|---|---|----|---------|-------|
|                                      |                          | 1                  | 2 | 3 | 4+ | Unknown |       |
| Houses                               | <input type="checkbox"/> |                    |   |   |    |         |       |
| Flats and maisonettes                | <input type="checkbox"/> |                    |   |   |    |         |       |
| Live-work units                      | <input type="checkbox"/> |                    |   |   |    |         |       |
| Cluster flats                        | <input type="checkbox"/> |                    |   |   |    |         |       |
| Sheltered housing                    | <input type="checkbox"/> |                    |   |   |    |         |       |
| Bedsit/studios                       | <input type="checkbox"/> |                    |   |   |    |         |       |
| Unknown type                         | <input type="checkbox"/> |                    |   |   |    |         |       |
| 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):

## 19. All Types of Development: Non-residential Floorspace

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                               | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| Net tradable area:                     | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| A2 Financial and professional services | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| A3 Restaurants and cafes               | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| A4 Drinking establishments             | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| A5 Hot food takeaways                  | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| B1 (a) Office (other than A2)          | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| B1 (b) Research and development        | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| B1 (c) Light industrial                | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| B2 General industrial                  | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| B8 Storage or distribution             | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| C1 Hotels and halls of residence       | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| C2 Residential institutions            | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| D1 Non-residential institutions        | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| D2 Assembly and leisure                | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| OTHER Please specify                   | <input checked="" type="checkbox"/> | 253                                                | 0                                                                                   | 257.75                                                                            | 4.75                                                                           |
| CHURCH - PLACE OF WORSHIP              | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| Total                                  | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |

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                   | <input type="checkbox"/> |                                                          |                                                 |                      |
| C2        | Residential Institutions | <input type="checkbox"/> |                                                          |                                                 |                      |
| Other     | Hostels                  | <input type="checkbox"/> |                                                          |                                                 |                      |

## 20. Employment

Please complete the following information regarding employees: N/A

|                    | Full-time | Part-time | Total full-time equivalent | Not known |
|--------------------|-----------|-----------|----------------------------|-----------|
| Existing employees |           |           |                            |           |
| Proposed employees |           |           |                            |           |

## 21. Hours of Opening

Please state the hours of opening for each non-residential use proposed: N/A - VARIES FUNCTION DEPENDANT

| Use | Monday to Friday | Saturday | Sunday and Bank Holidays | Not known |
|-----|------------------|----------|--------------------------|-----------|
|     |                  |          |                          |           |
|     |                  |          |                          |           |
|     |                  |          |                          |           |

## 22. Site Area

Please state the site area in hectares (ha) 0.1645

### 23. 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:

N/A

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                                                     | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Non-hazardous landfill                                             | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Hazardous landfill                                                 | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Energy from waste incineration                                     | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Other incineration                                                 | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Landfill gas generation plant                                      | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Pyrolysis/gasification                                             | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Metal recycling site                                               | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Transfer stations                                                  | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Material recovery/recycling facilities (MRFs)                      | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Household civic amenity sites                                      | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Open windrow composting                                            | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| In-vessel composting                                               | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Anaerobic digestion                                                | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Any combined mechanical, biological and/or thermal treatment (MBT) | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Sewage treatment works                                             | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Other treatment                                                    | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Recycling facilities construction, demolition and excavation waste | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Storage of waste                                                   | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Other waste management                                             | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |
| Other developments                                                 | <input type="checkbox"/> |                                                                                                                                                                                                |                                                                             |

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.

### 24. 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) <input type="text"/> | Ethylene oxide (tonnes) <input type="text"/>       | Phosgene (tonnes) <input type="text"/>            |
| Ammonia (tonnes) <input type="text"/>       | Hydrogen cyanide (tonnes) <input type="text"/>     | Sulphur dioxide (tonnes) <input type="text"/>     |
| Bromine (tonnes) <input type="text"/>       | Liquid oxygen (tonnes) <input type="text"/>        | Flour (tonnes) <input type="text"/>               |
| Chlorine (tonnes) <input type="text"/>      | Liquid petroleum gas (tonnes) <input type="text"/> | Refined white sugar (tonnes) <input type="text"/> |

Other:

Other:

Amount (tonnes):

Amount (tonnes):

## 25. 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 (General Development Procedure) Order 1995 Certificate under Article 7

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):

03.08.2012

### CERTIFICATE OF OWNERSHIP - CERTIFICATE B

#### Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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 |
|---------------|---------|--------------------|
|               |         |                    |
|               |         |                    |
|               |         |                    |
|               |         |                    |
|               |         |                    |

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

### CERTIFICATE OF OWNERSHIP - CERTIFICATE C

#### Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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):

**25. Certificates (continued)****CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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):

**AGRICULTURAL HOLDINGS CERTIFICATE****Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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:

Date (DD/MM/YYYY):

03 08 2012

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.

3 copies of a completed and dated application form:



The correct fee:



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:

3 copies of a design and access statement:  
(see church buildings council doc)  
3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):

3 copies of other plans and drawings or information necessary to describe the subject of the application:



3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):

**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):

03.08.2012

(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):

philip cottier@sunderlandpeacock.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)

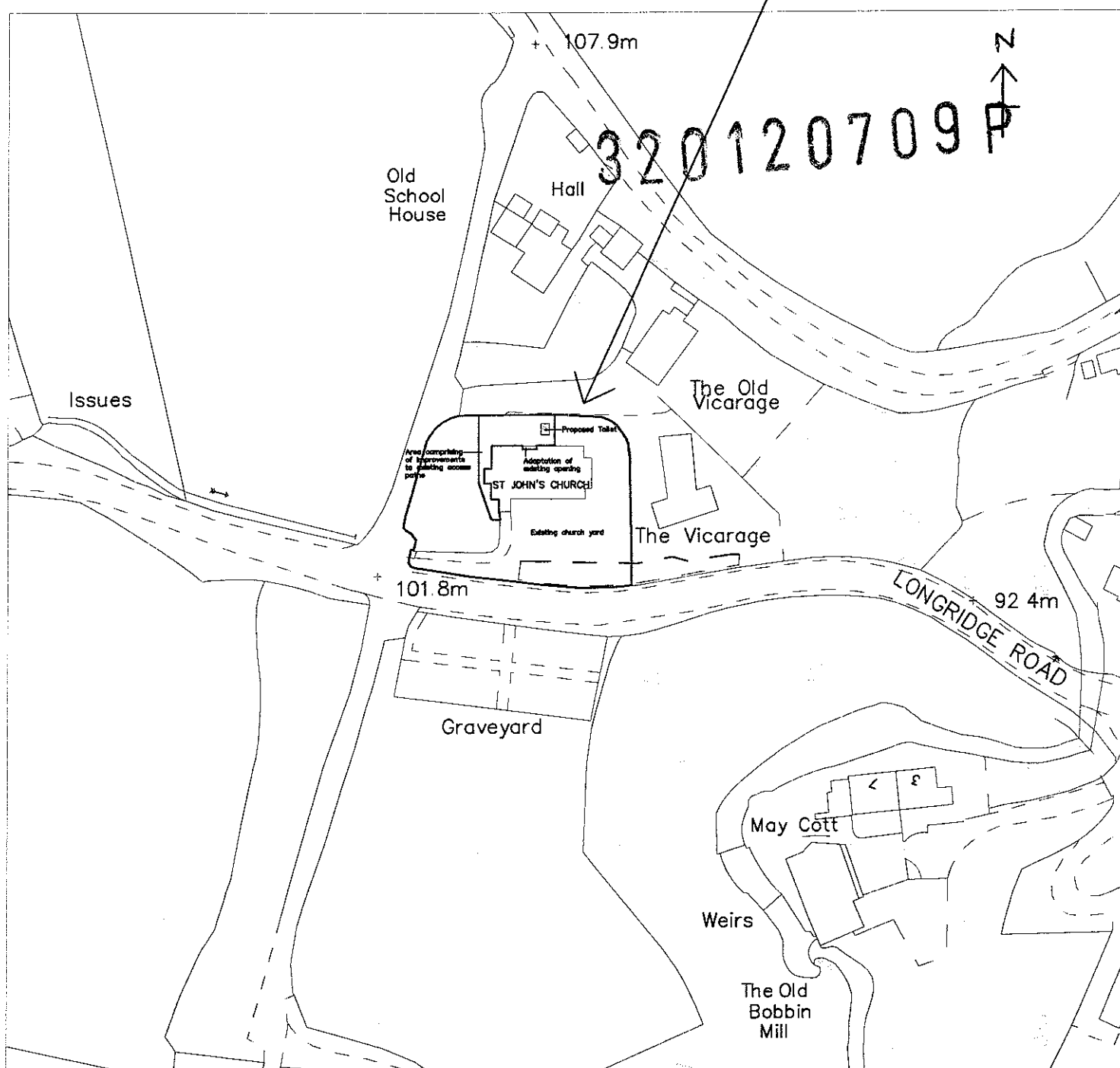
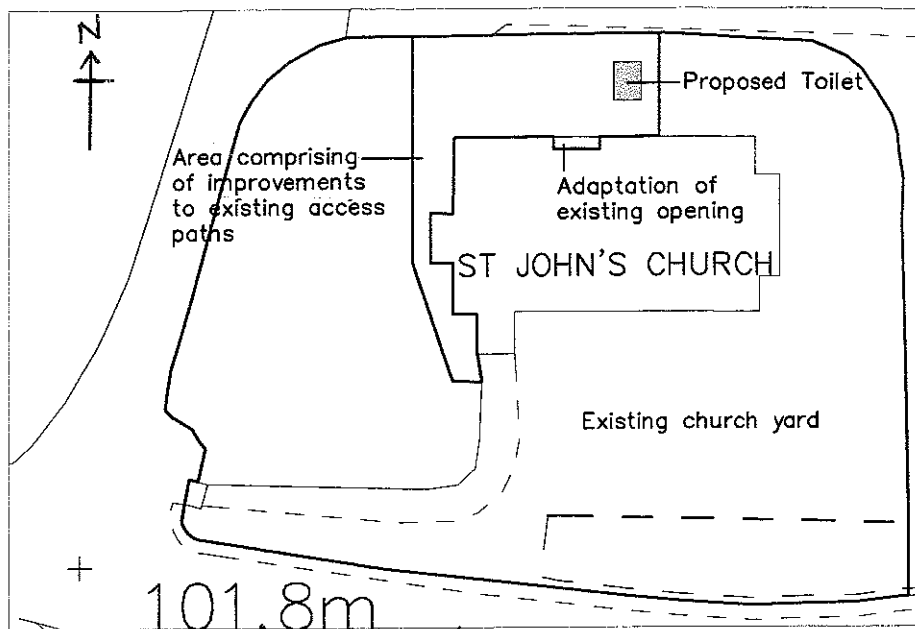
If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

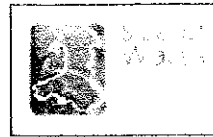
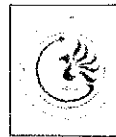
Extract — Scale 1:500



Location Plan — Scale 1:1250 @ A4

NatSol

AECB



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## NatSol Ltd

### The Compost Toilet Specialists

We supply compost toilets suitable for allotments, nature reserves, churches, campsites, gardens and other sites without mains services.

**No smell, no fuss, no mains connections.**

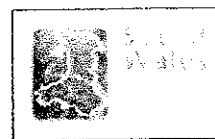
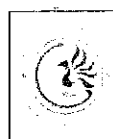
NatSol Ltd was founded in 2005 and the directors have been involved with composting toilets since the late 1980s. Our long experience has led us to specialise in twin vault, urine separating systems. All our toilets are designed for wheelchair accessibility.

*Welcome to our website .....*

320120709P

# NatSol

## AECB

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## About NatSol Ltd

**Natural Solutions Composting Toilets became NatSol Ltd in 2005**

*Company Registration no - 5624596*

*Registered office - 20 Bethel St, Llanidloes, Powys, Wales, SY18 6BS, UK*

*Works office and workshop - 5 & 6 Maesyllan, Llanidloes, Powys, Wales, SY18 6DF, UK*

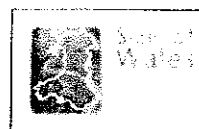
## Company History and Policy

Based in Mid Wales, **NatSol Ltd** was started by Andrew Warren and Nick Grant in 2005 following many years combined experience of designing and installing composting toilets. Both have long established links with The Centre for Alternative Technology Wales.

The company is committed to an environmentally sound and ethical trading policy and products are designed so as to minimise manufacturing impacts. Whilst acknowledging that our activities have a carbon footprint, we aim to keep transport miles, staff travelling and use of potentially toxic substances to a minimum.

Our products make a significant contribution to water conservation and pollution reduction and usually require a smaller input of material resources to manufacture and install than other solutions for the same site. Management of the toilets after installation is simple and requires no vehicle access. We are committed to appropriate solutions and will not willingly sell you a product unless we believe that it is the best solution in environmental terms for your situation based on the information we receive from you.

**NatSol** is a member of The Association for Environment Conscious Building and holds a Green Dragon Environmental Standard. We have Business Membership of Montgomeryshire Wildlife Trust, bank with The Cooperative Bank and we are a member of the Federation of Small Businesses. We donate a proportion of our profits to The Size of Wales project which is aiming to protect an area of African forest equal to the size of



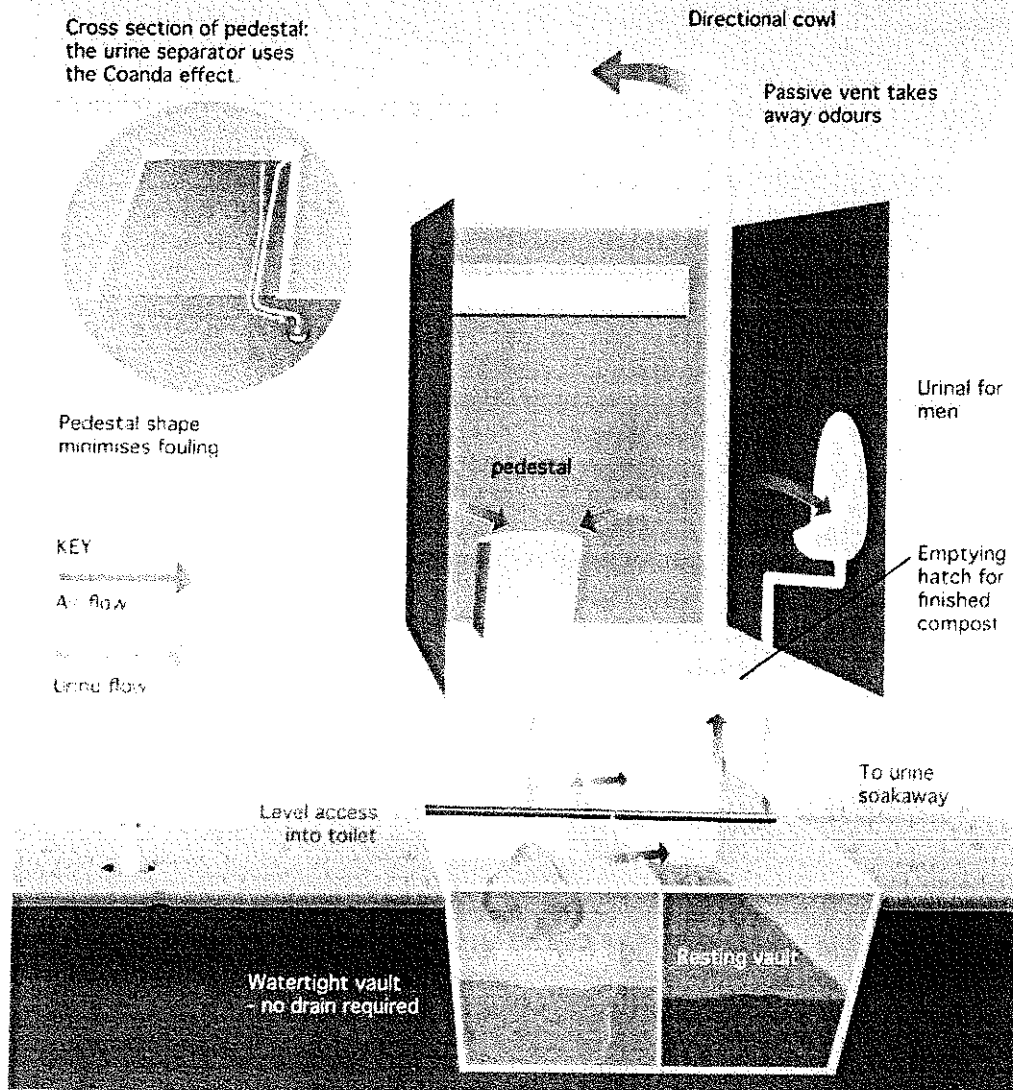
[Back to Home](#)

[Back to Products](#)

[Exploded view](#)

## Exploded view of COMPUS TWIN TOILET

320120709P



See: Wikipedia. Coanda Effect

Download this drawing with accompanying explanatory text.

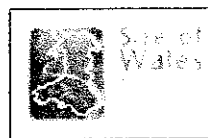
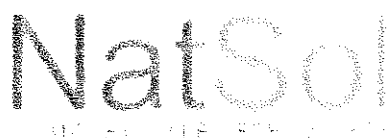
This is available as an A3 metal sign from NatSol for £15 incl p&p.

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[Exploded view](#)


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## Pros & Cons:

[Advantages](#)
[Comparison checklist](#)
[CTs versus WCs](#)

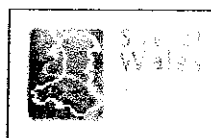
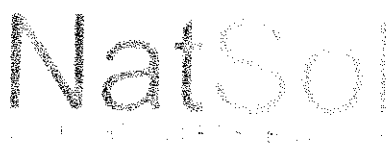
### Advantages of the COMPUS TWIN over other types of compost toilet

- The **COMPUS TWIN** vaults are designed for installation underground on level sites without the need for a basement or extensive ramp.
- Unlike other designs of compost toilet this system does not rely on evaporation of urine which we believe to be unreliable in the UK climate. Urine separation means that the chamber does not require a drain. This makes the system suitable for sites with heavy clay soil or high groundwater.
- The vaults are large enough to provide a level of biological and physical robustness that is not possible with smaller designs.
- The design is mechanically simple with no moving parts except for a simple ventilation cowl.
- The compost chamber forms the foundations and floor of the building. Foundations for the chamber are minimal.
- The twin vault design allows for the removal of mature compost that is at least 1 year old.
- The pedestal is designed to avoid fouling and to minimise the need for cleaning.
- The system requires no electricity, water or sewage connection.
- A **COMPUS TWIN** has a very low risk of smells in comparison with some other types of composting toilet. In fact we are confident that the risk of smells is less than with a WC due to:- (a) a ventilation system which operates from below the seat (b) urine separation (c) other design features.

[Back to top](#)

### Comparison checklist

|   | Question                                                                                    | NatSol | C |
|---|---------------------------------------------------------------------------------------------|--------|---|
| 1 | Is the toilet guaranteed to be odour free in normal operation?                              | Yes    | ? |
| 2 | Is a male urinal provided to ensure greater hygiene for all users?                          | Yes    | ? |
| 3 | Is a vandal resistant building available?                                                   | Yes    | ? |
| 4 | Can the system be installed in a day by an experienced installation team on a typical site? | Yes    | ? |
| 5 | Can it be installed in all soil types - except bedrock?                                     | Yes    | ? |
| 6 | Can the toilet be installed entirely by hand without machinery?                             | No     | ? |



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## Examples:

Click here for map of  
installations:-



320120709P

Or choose a category from this menu:-

ALLOTMENTS & GARDENS  
FORESTRY COMMISSION

CHURCHES  
EDUCATION

RESERVES  
PRIVATE

UTILITY SITES  
BESPOKE

AMENITY SITES  
PRODUCTION

## CHURCHES

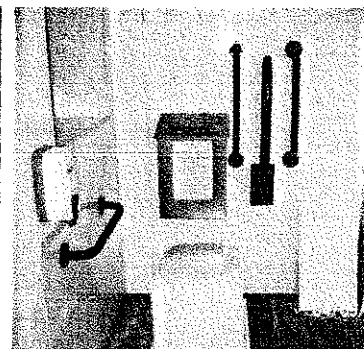
The NatSol COMPUS TWIN toilet is an excellent alternative to trench arch systems which are sometimes installed for rural churches where no mains sewer connection is available. TA systems serve flush toilets - so water is still required and there is a risk of freezing.

Other roof options are available on our standard timber building - for example, a double pitched roof structure which the client can clad in an agreed manner.

### St David's Church, Abergynolwyn, Wales

A fully accessible toilet for a church in West Wales. This was incorporated into an existing stone outshot.

Completed  
September 2010.



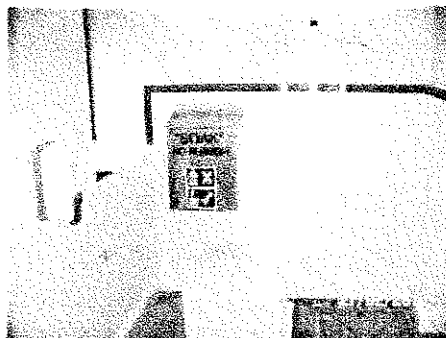
[Back to top](#)

### Llanegryn Church, Wales

A fully accessible toilet for a church in West Wales. This was incorporated into an existing

stone outbuilding.

Installed February  
2010.

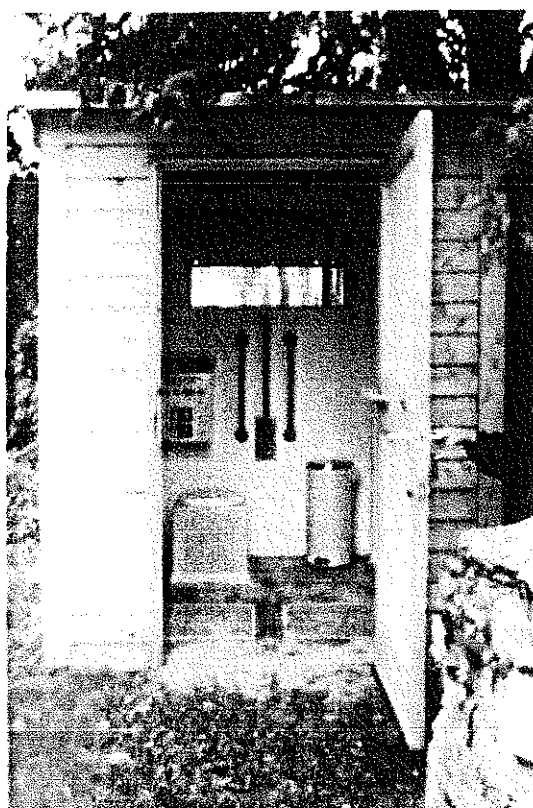


[Back to top](#)

### Thurlby Church, Lincolnshire

A fully accessible toilet for a church without water or sewage connections. We supplied the building as part of the package. The naturally durable timber cladding is sourced in Mid Wales.

Installed May 2009.



[Back to top](#)

320120709P

### Dogmersfield Church, Hampshire

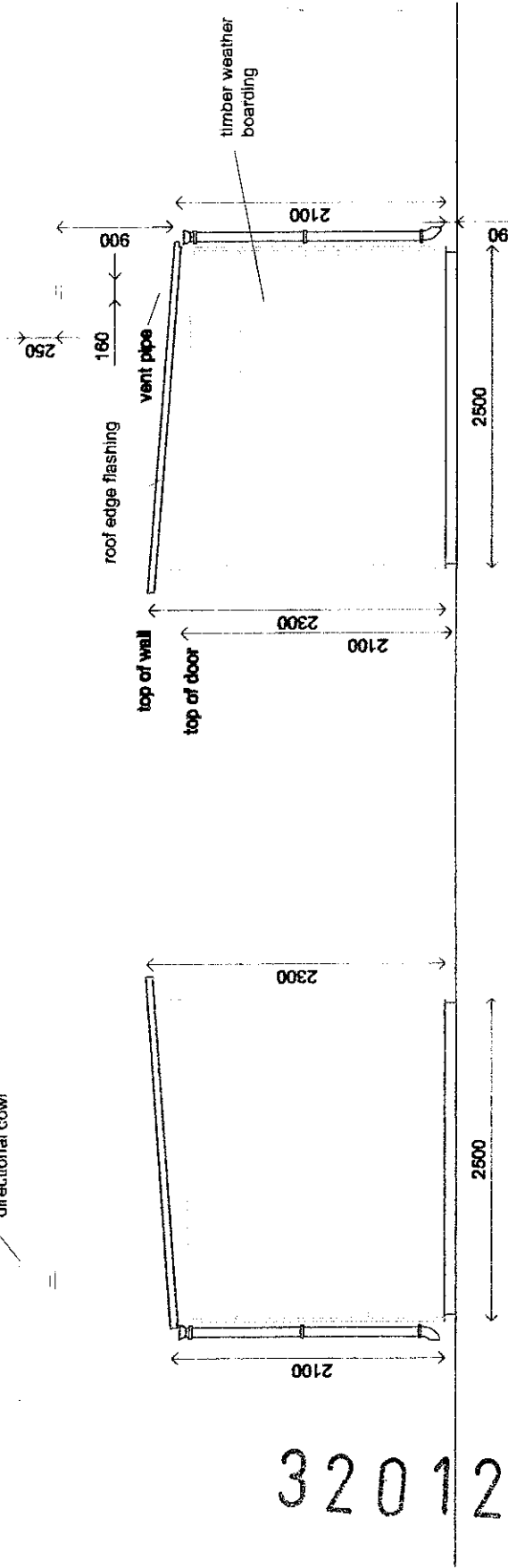
An installation similar to the Thurlby one above. NatSol will shortly be making available a timber building with double pitched roof which it will be possible to finish in a range of materials to tie in with existing buildings.

Installed June 2008.



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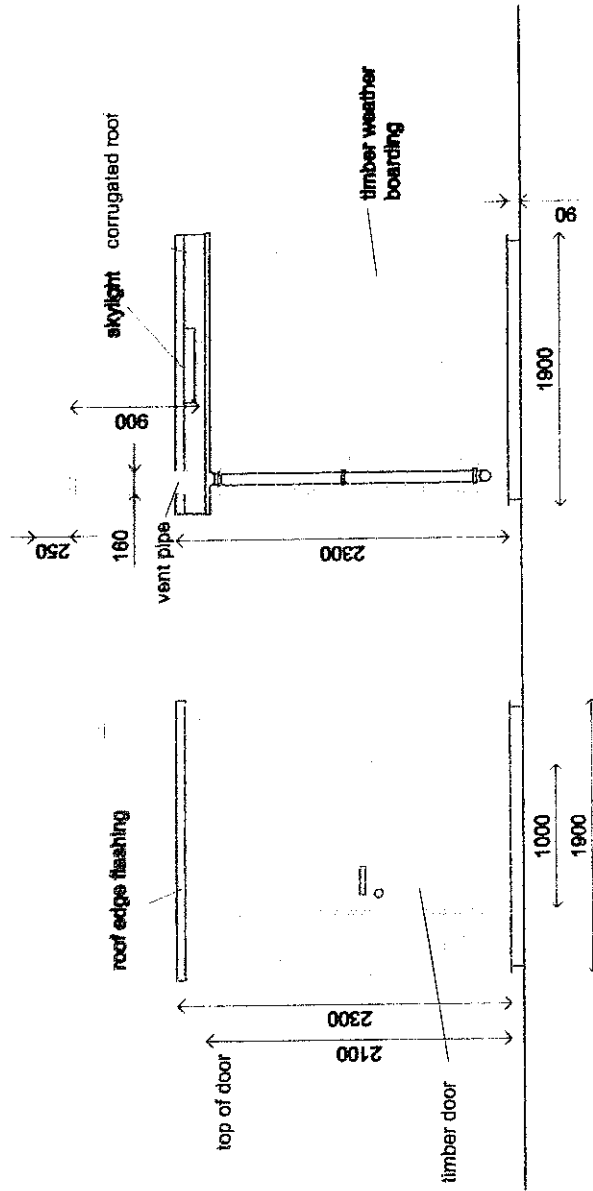
galvanised  
directional cowl



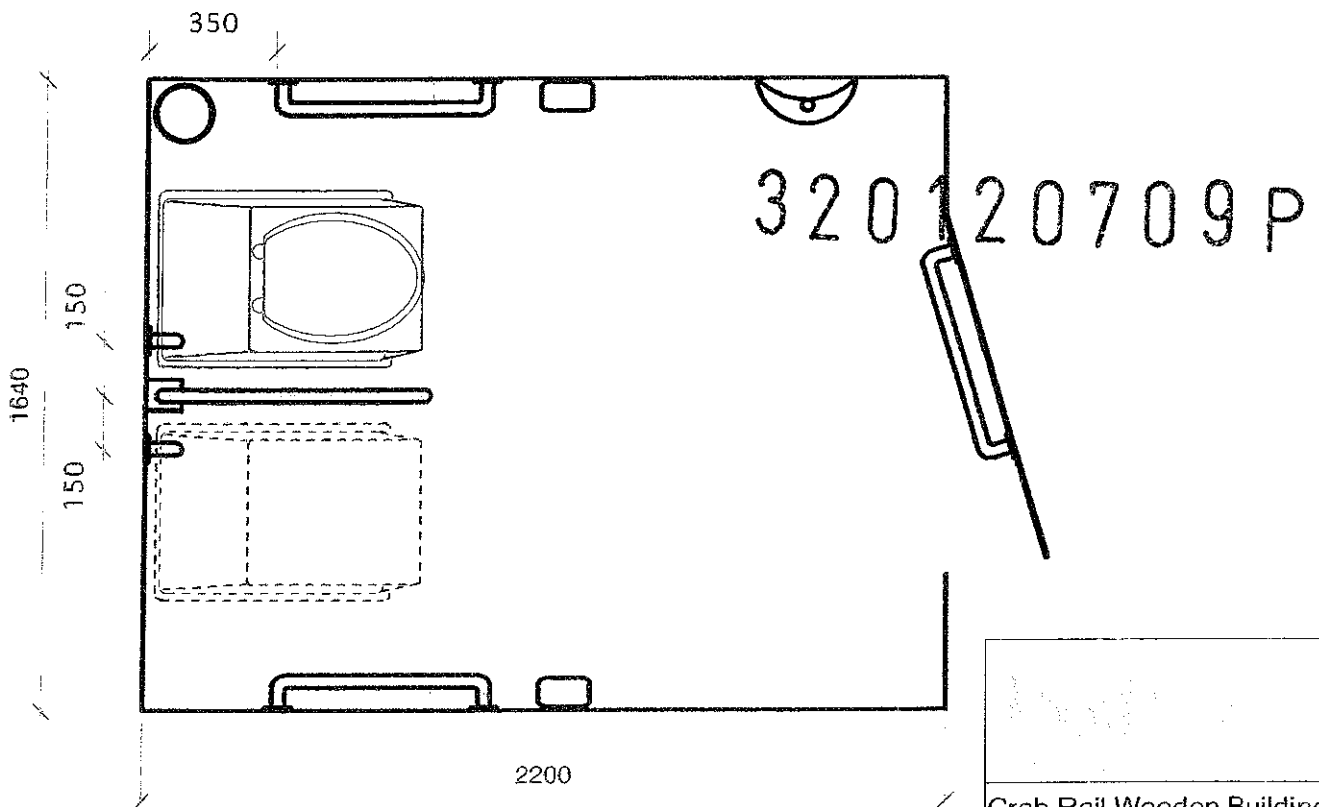
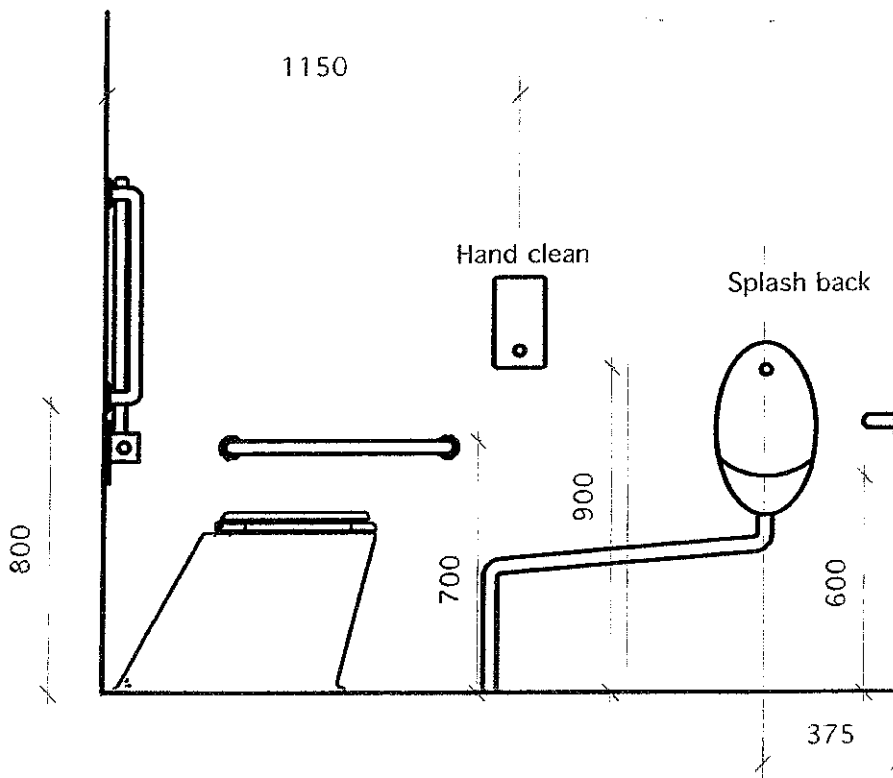
320120709 P

|                           |  |                   |  |
|---------------------------|--|-------------------|--|
| Compus Twin - Full Access |  | side elevation    |  |
| Date 09.4.08              |  | Scale 1:50        |  |
| Dwg. No.                  |  | Dm. B. Wade       |  |
| Natsol Ltd                |  | Tel: 01886 412853 |  |
| www.natsol.co.uk          |  |                   |  |

NOT TO BE USED FOR CONSTRUCTION PURPOSES



|                   |  |                           |
|-------------------|--|---------------------------|
| Natsol Ltd        |  | Compus Twin - Full Access |
| Tel: 01686 412653 |  | front and rear            |
| www.natsol.co.uk  |  | Date 03.9.10 Scale 1:50   |
| Natsol Ltd        |  | Dr. No.                   |
| Tel: 01686 412653 |  | Dr. B. Wade               |
| www.natsol.co.uk  |  |                           |



Grab Rail Wooden Building

Drg. No NS FA 011

Date: 17/5/07 Scale: NTS

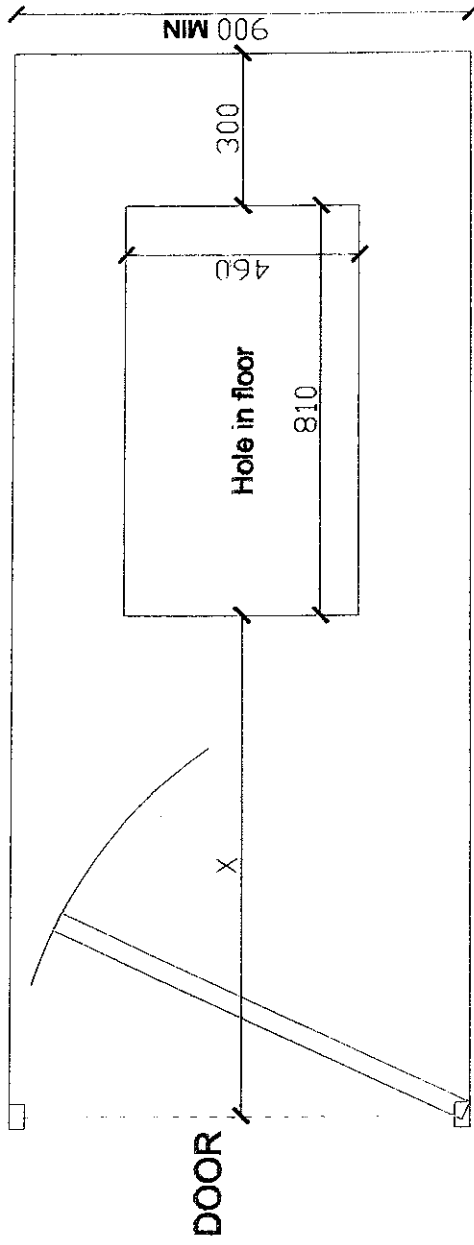
Drawn: NJG

NatSol Ltd

Tel: 01686 412653

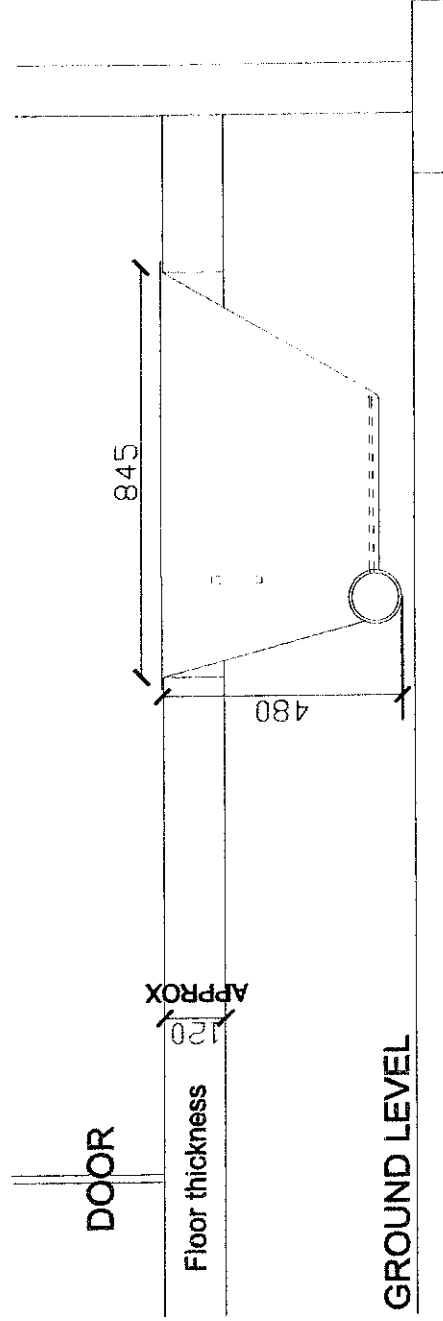
www.natsol.co.uk

# CUBICLE



## PLAN

'X' - sufficient clearance for door to open and close.



|                |  |                   |                  |
|----------------|--|-------------------|------------------|
| Compact number |  | Date 8.08.08      | Scale 1:10       |
| Title          |  | Drawn             | Checked          |
| Cubicle        |  | Drawn             | Checked          |
| Natsol Ltd     |  | Tel: 01686 412653 | www.natsol.co.uk |
| Natsol         |  |                   |                  |

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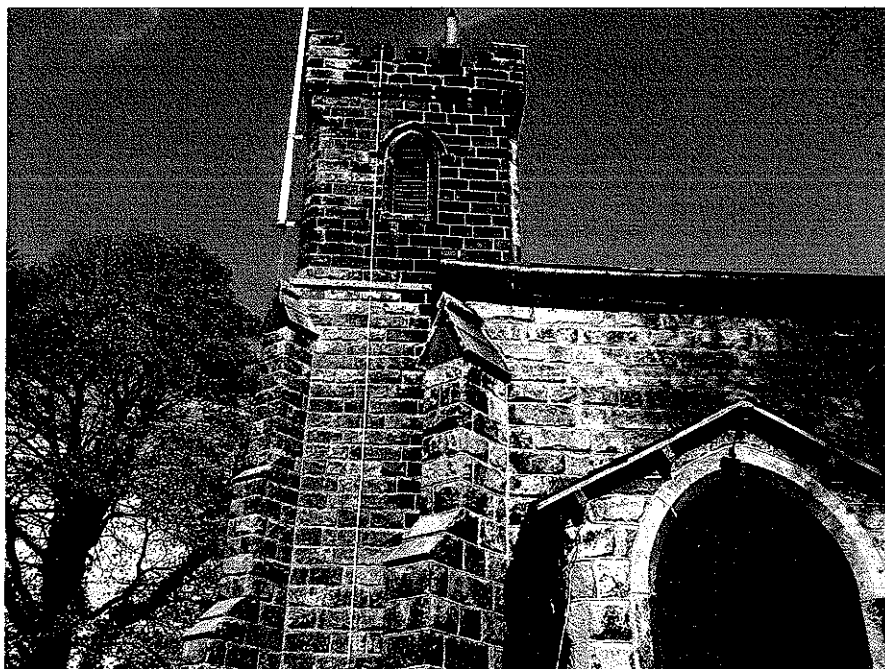
**spa**

**SUNDERLAND PEACOCK ARCHITECTS**

**SCHEDULE OF EXTERNAL MATERIALS IN CONNECTION WITH  
PLANNING APPLICATION FOR THE PROPOSED CREATION OF  
ACCESSIBLE AND SUSTAINABLE TOILET FACILITY**

**AT**

**ST JOHN'S CHURCH, HURST GREEN, CLITHEROE, BB7 9QR**



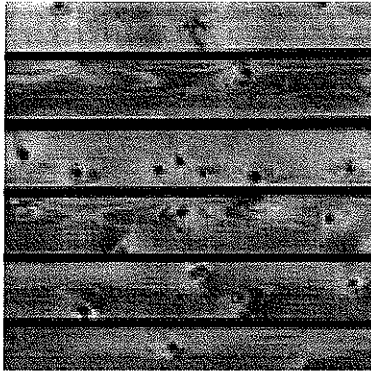
**JOB REFERENCE: 4181**

**DATE: 21/10/2011**

320120709P

**SCHEDULE OF MATERIALS**

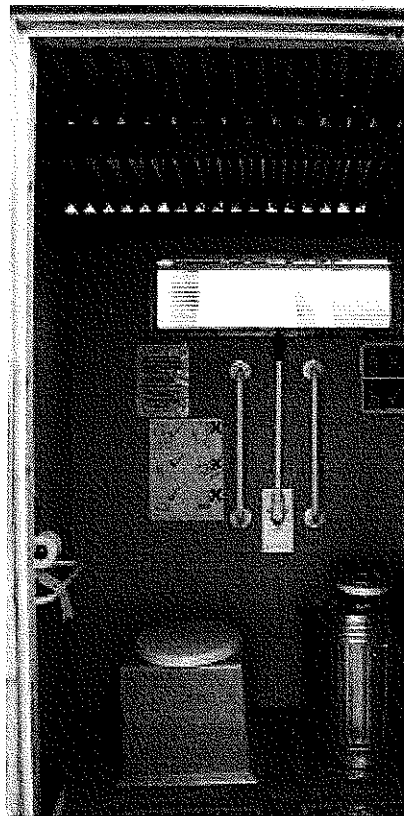
**External materials to be used:-**



*(taken from <http://www.natsol.co.uk/examples.html>)*

PL. 1 Photograph which shows the sample of the horizontal timber cedar cladding which is to be used for the walls of the proposed toilet facility.

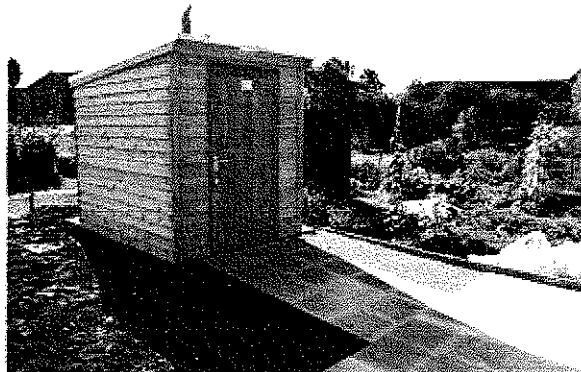
320120709P



(taken from <http://www.natsol.co.uk/examples.html>)

PL. 2 Photograph showing the sample of the corrugate grey metal roofing which is to be used on the roof of the proposed toilet facility. NOTE:- this roof material is zinc with 1no fibreglass skylight.

Due to having a shallow 5 degree roof pitch this material is not significantly visible from any elevation view as indicated below in PL3:



320120709P



PL. 4 Photograph showing the sample of the tarmac paths (to match existing) which are to be constructed to the North and West perimeters of the church required to provide the required level access improvements for all.



(Taken from <http://www.lampslighting.co.uk/lighting/Exterior/Classic/603/Pallas-483/>)

PL. 5 Photograph showing the sample of the 3no. external black lantern style lights required to illuminate the accessible route to the new toilet facility in winter months.

REF: Lamps and Lighting, Pallas 483, black hand cast aluminium.

320120709P



**DESIGN, ACCESS AND HERITAGE STATEMENT  
IN CONNECTION WITH THE PROPOSED CREATION OF  
ACCESSIBLE TOILET FACILITY  
AND  
ADAPTATION OF NORTH FACING WINDOW TO A DOOR  
AT  
ST JOHN'S CHURCH  
HURST GREEN**

**REF** 4181

**DATE:** 01.08.12

**VERSION:** 1.0 – revised to include addendum to original statement following  
site meeting with Adrian Dowd and John Macholc on 20.07.12

## 1. **OVERVIEW**

We have been appointed as agent by St John's Church to obtain planning approval for:

- a. Creation of accessible and sustainable composting toilet facility externally to the rear (North) of the church.
- b. Adaptation of lower section of existing window to form level access to accessible toilet from inside the church. Associated creation of level approach to the perimeter of the church by improvements made to existing North and West facing paths.

The site is that of a place of worship for all but, due to lack of current facilities (as outlined within the Church Building Council's documentation), the above is proposed to ensure compliance with the current requirements of the Building Regulations 2000 Fire Safety and Equality Act 2010.

## 2. **EXTERNAL APPEARANCE AND SITE CONTEXT**

We are conscious given the prominence of the site that we needed to ensure that our proposals will not affect the stature of the Grade II Listed church and setting of the neighbouring Listed vicarage.

Since the original pre-application advice (17<sup>th</sup> June 2012) was obtained by our client from the Principal Planning Officer (Design and Conservation) our proposals have been carefully worked up, vetted and certified by the Diocesan Advisory Committee following considerable correspondence.

Given the extremely limited scale and mass of that of the proposed accessible toilet facility in comparison to the church and Vicarage there will be no impact upon any surrounding heritage assets or upon the harmony to which they currently sit and interact.

The application poses no material conflict with the Government or Local Planning Policy.

The proposed toilet facility has been sympathetically set back from the front fact of the Grade II Listed church, therefore subservient with clear separation providing no impact upon the church.

It can be seen from the site plan below how the Vicarage itself is located to the East of the site, set back from the proposed building line of the new toilet facility. In addition the Vicarage is also heavily screened by foliage. These two factors in addition to the sheer scale and massing of the vicarage when compared to the toilet facility will pose no adverse affect whatsoever to it. This will ensure the Listed church and vicarage maintain their site dominance in terms of greater

mass and scale in comparison to the new toilet facility (Policy 5, HE 6.1), ensuring continual enjoyment and practical use of this building by the public (Policy 5, HE 7.2).

Given the level of detail and consideration (indicated on Drawing 4181-02) we have considered when adapting a section of the existing window opening into a door ensures the minimum material effect upon the appearance of the North elevation. Within the written pre-application advice it has been stated "...the works would appear to be the least harmful means of providing the desired access to the church...". This said, our previous planning application (Ref: 3/2012/0231) was refused but we have since had additional pre-application advice on site (20.07.12) where it was agreed that the separation between the door head and window sill could be improved upon by inserting a section of natural stone infill. Our revised drawing Ref 4181-02A has now addressed this and we hope this has removed this issue.

The practice has vast experience (Design Expertise, Policy 5, HE 6.2) in dealing with development in Conservation Areas and upon Listed buildings and we feel the proposals strike a balance between complying with the current legal legislation whilst limiting to the minimum any adverse harmful effect to the existing church, vicarage and surrounding setting.

### 3. **ACCESS**

Vehicular access and parking to the site remains unchanged.

Pedestrian access to the perimeter of the church will be improved to ensure level access from the front to the rear (new toilet facility) – all in accordance with BS8300:2009.

In addition the proposed doorway sensitively created within the North elevation will ensure direct level access from inside the church to the new accessible toilet facility.

### 4. **CONCLUSION**

I trust from the previous information provided that the effects on the heritage assets of the Listed church and vicarage remain unchanged (Policy 5, HE 6.3).

The proposals have been advertised within the church and have been circulated on a wider scale locally (Policy 5, HE 7.3) and these have been met with a positive response.

The fundamental architectural principles of scale, height, massing and alignment and use appropriate materials have all been applied to our proposals to protect the surrounding listed buildings while improving the practical use of the site, bringing it up to date with current legislation.

Providing this much needed facility ensures a modern facility expected of a place of worship. Locating the new accessible toilet to the rear of the church yard away from the building line of the vicarage would appear to provide the optimum solution to ensure minimal impact upon the site and the surrounding Listed buildings, with these proposals fully reversible and without causing any damage to the Church's existing fabric.

## **5. ADDENDUM**

### **5.1 'Social' reasons supplied by St John's Church for positioning of door and toilet (as requested at pre-application site meeting on 20.07.12 by John Macholc)**

1. The north west corner of the Church was designated a 'children's' corner when the Burne-Jones window was commissioned.  
The siting of the door, as per plan, leaves the area intact for that purpose and/or a 'social' area for after services without disrupting the space allocated to the children and their use of the building.
2. By siting the door, as per plan, the seating area can be moved forward to encourage the congregation to sit nearer the front.
3. By siting the door, as per plan, the integrity of the Burne-Jones window is preserved in 'its own space', and therefore remains an attractive focal point on entering the Church.
4. By siting the door, as per plan, provides a second and important entrance and exit to the Church on the north side in the case of fire or the need to evacuate the building on both sides.
5. The toilet building needs to be near the door so that there is only a short distance to walk outside.
6. There would be objections to the siting of the toilet in the corner of the churchyard by the occupants of the old and the new vicarage.
7. There are no known graves on the site proposed for the toilet by the Church but there are graves at the east end of the churchyard on the north side and although largely unvisited, still have living relatives in the village.

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## RIBBLE VALLEY BOROUGH COUNCIL

please ask for: ADRIAN DOWD  
direct line: 01200 414513  
e-mail: [adrian.dowd@ribblevalley.gov.uk](mailto:adrian.dowd@ribblevalley.gov.uk)  
my ref: AD/EL  
your ref:  
date: 17 June 2011

Council Offices  
Church Walk  
CLITHEROE  
Lancashire BB7 2RA

Switchboard: 01200 4251  
Fax: 01200 414487  
DX: Clitheroe 15157  
[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

Dear Madam

REQUEST FOR PRE-APPLICATION ADVICE/MEETING  
ST JOHN THE EVANGELIST CHURCH, LONGRIDGE ROAD, HURST GREEN  
GRADE II LISTED AND HURST GREEN CONSERVATION AREA

Thank you for your enquiry. I write following my site inspection (exterior only accessible) of 9 June 2011

The Hurst Green Conservation Area Appraisal (The Conservation Studio consultants: adopted by the Borough Council following public consultation 3 April 2007) identifies the church to be a Focal Building and its churchyard to be a Significant Open Space. The adjacent Old Vicarage is also a Grade II listed building.

Please note that 'Listed Building Consent' issues are likely to be subject of the Ecclesiastical Exemption requiring consideration through Faculty Jurisdiction.

The attached statute, policy and guidance would appear relevant.

The north elevation of the church is characterised and distinguished by the architectural style and prominence of treatment of the lancet windows. Whilst this elevation is not the most prominent or publicly accessible element of the church, I note that listed buildings are protected for their intrinsic value. Furthermore, the juxtaposition with the Old Vicarage is important and I note paragraph 114 of the Historic Environment Planning Practice Guide (which accompanies the government's Planning Policy Statement 5: Planning for the Historic Environment, March 2010) that "buildings that are in close proximity but not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. They would be considered to be within one another's setting".

In my opinion, the proposed works to the church have a material effect upon the appearance of the listed building and require planning permission. They are harmful to the character, setting and significance of the listed building and the character, appearance and significance of Hurst Green Conservation Area. However, and notwithstanding the disruption to the building interior, the works would appear to be the least harmful means of providing the desired access to the church.

The proposed toilet building would also be of harm (to the setting of the church and the Old Vicarage because of its location and form) and I would therefore suggest that

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possible alternatives be explored – can a toilet be accommodated within the church or the curtilage of the new vicarage? Policies HE9 4, HE9 5 and HE10 1 of PPS5 refer to some of the considerations to be made when works are harmful to a listed building and/or conservation area

However, these are my opinions as an officer of the Borough Council which will not prejudice any recommendation to or decision of the Borough Council

Yours faithfully



PRINCIPAL PLANNING OFFICER (DESIGN AND CONSERVATION)

Mrs C Hyde  
Moor Hey Cottage  
Knowle Green  
Longridge  
PRESTON  
PR3



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**CHURCH BUILDINGS COUNCIL  
STATEMENTS OF SIGNIFICANCE AND NEED  
FOR THE PROPOSED WORKS**

**AT**

**ST JOHN'S CHURCH, HURST GREEN, CLITHEROE, BB7 9QR**

**JOB REFERENCE: 4181**

**DATE: 23/01/2012**

**STATEMENTS OF SIGNIFICANCE; GUIDANCE FOR PARISHES**

The Faculty Jurisdiction Rules 2000 define a Statement of Significance as “a document which summarises the historical development of the church and identifies the important features that make major contributions to the character of the church”

The purpose of the Statement of Significance is to help you, the parish, explore the strengths and potential that your church holds for worship and mission, and to help those in the Faculty system advise you and assess your plans for change. A Statement of Significance should be prepared by every parish, and should accompany a faculty application and balance the separately prepared Statement of Need, for which guidance is also available on the Churchcare web site, found at:  
<http://www.churchcare.co.uk/legal.php>.

This guidance includes a template to help you to write your Statement of Significance, which should be divided into two parts, as explained below. It should include a ground plan and map of the local area and at least two photographs, normally one of the exterior, one of the interior. The notes in the expandable boxes will guide you as to the sort of things to include.

In assessing significance you may wish to use the following customary terminology.

- **High** – important at national to international levels
- **Moderate-High** – important at regional or sometimes higher
- **Moderate** – usually of local value but of regional significance for group or other value (e.g. vernacular architecture)
- **Low-Moderate** – of local value
- **Low** – adds little or nothing to the value of a site or detracts from it

**Part I: The church in its urban / rural environment** should provide an overview of the significance of the church, and the contribution of its setting to that significance.

Part I should be compiled before any specific proposal has been worked up, and can be re-used for each faculty application. This means that you do not have to start from scratch each time, although of course it will have to be kept up to date.

**Part II: The significance of the area affected by the proposal** should provide a more detailed description of the significance of the particular part of the church and / or its curtilage affected by the proposal scheme, and the potential impact of the proposed works.

Part II will be prepared in draft form for any pre-application consultations, and finalised to accompany a faculty application when a scheme has been worked up, taking the information in Part I into account. This will ensure that the Statement is kept up to date, and relevant to each particular application. This should not be a justification of your scheme, which should be in the Statement of Need.

The level of detail provided should be proportionate to the importance of the heritage asset and sufficient to understand the impact of the proposal on the significance of the heritage asset.

The PCC should be able to produce the Statement itself in collaboration with their architect and the DAC. However, in the case of large and complex churches the PCC may need to consider acquiring professional help. In some cases a Conservation Management Plan may be required, consult the relevant CBC guidance on Churchcare.

You may find that there are some sections which are not relevant to your application. Where this is the case please state that the section is 'not applicable'.

Church Buildings Council

October 2002, revised March 2007, August 2010  
Church House  
Great Smith Street  
London SW1P 3NZ

**Basic facts**

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Parish: Hurst Green

Dedication: St John the Evangelist

Benefice: Hurst Green

Diocese: Bradford

Address: Longridge Rd. Hurst Green, BB7 9QR

Grid ref: 682379

Local Planning Authority: Ribble Valley

County: Lancashire

Statutory Listing of church: Grade 11

Statutory designation for contents:

Statutory designation for churchyard and objects within it:

Conservation Area: Forest of Bowland AONB & Hurst Green conservation area

Scheduled Monument: -

Tree Preservation Orders: within HGCA

Protected Species: --

County Wildlife Site (or equivalent, or SSSI): --

Any other designations: --

## **Part I: The church in its urban / rural environment.**

### **1.1 Setting of the Church**

How does the setting out of the church contribute to its landscape / townscape value and to its significance?

*Are there distant or near views which are valued by the congregation / wider community / visitors / experts? How do the trees contribute to the setting? What is known of the landscape design and history of the churchyard, including extensions? Are there archaeological remains? Are adjacent buildings similar, complementary or contrasting in age, style, materials or age? How are the boundary and entrances marked? Are the monuments, war memorials significant?*

The church has a very prominent roadside setting on the edge of a predominantly Roman Catholic village. It was built on land called "Goose Muck" and is surrounded by mature beech and lime trees. The neighbouring old vicarage is complimentary in age whereas the "new" vicarage on the east side was built about 25 years ago.

The churchyard is outlined by stone walls and entered through a lych gate. It contains three war graves and a monument to a Japanese diplomat.

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## 1.2 : The living churchyard

What is the significance of the natural heritage of the site?

*Is the church or churchyard used by protected species or species with Biodiversity Action Plans? Are there any ancient, very prominent, rare or unusual trees? How good a habitat is the churchyard for fauna and flora?*

There is a churchyard management plan designed to benefit wildlife, especially the mowing regime, which allows the grass to grow longer in summer, encouraging wild flowers.

There are also bird feeders and a mini-beast habitat tower, constructed by the youngsters of "KLidzone". The "new" churchyard across the road has a meadow area available for woodland burial.

### 1.3: Social History

What is the historic and present use of the church and churchyard by the congregation and wider community? How does this contribute to its significance?

*Are there any significant events or personalities associated with the church? Are there important memories associated with the church or churchyard? How has the community served by the church changed over time?*

Although the church is on the edge of a RC community (65%) it provides a social gathering point for the whole community. A recent initiative, as part of the Eco-congregation Award, is called "Church Goes Wild/Environmental Afternoons for Families". These are advertised locally and via the Forest of Bowland website and the village primary school newsletter.

The church's life has become much more inclusive, often inviting local, RC and Congregational congregations.

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#### 1.4: The church building in general

Provide a description of the church.

*What is the history of the church, when was a church first established on the site and how has it changed over time, who are the architects, artists and other craftsmen who have been involved, have there been any significant benefactors and has this affected the choice of architect / artist or the incorporation of any monuments in the church? How does work carried out on the church link to international, national, regional or local architectural and artistic movements? What is its plan form, spatial quality, building materials used, how it is lit and heated? What is the theological 'message' communicated by the exterior and interior of the church?*

The church, built in 1835 of sandstone, has a Victorian exterior, but the interior was refurbished in 1914, giving the building a much lighter and open feel. Originally the seating was in pews, these were removed and replaced by chairs and then changed back to pews.

The Conacher organ was refurbished in 2007. The lighting is ancient and inadequate. We are looking at ways to improve it! The heating system is oil-fired. There is stained glass in the east window and a Burne-Jones stained glass window at the rear of the church.

The floor is wood parquet.

The vestry is also used for tea/coffee facilities, with a sink and storage cupboards.

The "theological message" of the building says: "We may be on the edge of the village, but we are at the heart of the community".

Assess the significance of either each historical phase of the building or of each area within it. For example, north aisle, south chancel elevation, Norman tower

[illegible]



### **1.7 Significance for mission**

What are the strengths of the building as it is for worship and mission? What potential for adapted and new uses does the church and its setting already have with little or no change?

The church provides a flexible worship space, with an open feel, good acoustics and sound system. It could be used for concerts/plays, conferences, art exhibitions, coffee mornings and hospitality for passing tourists.

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## Part II: The significance of the area affected by the proposal.

This should “zoom in” and provide a description of the particular part of the church and / or its curtilage affected by the proposed scheme, the significance of these, and the potential impact of the proposed works. This can be compiled in this way, building on the information assembled for Part I:

- First, identify the parts of the church and/or churchyard which will be directly or indirectly affected by your proposal. You may need to describe these in more detail than in Part I

*Which parts are directly, which parts indirectly affected?*

The north side of the church with access through the second window line. A radiator and two pews would have to be moved. There would be an access path round the west side of the church. There are no graves in this area.

- Second, set out the **significance** of these particular parts, **low**, **moderate** or **high**.

Low.

- Third, describe and assess the **impact** of your proposal on these parts, and on the whole. Characterise impacts as either **low**, **moderate** or **high**.

*Impacts could include loss, alteration, obscuring, change of setting and change of use*

Low. The radiator and pews could be moved easily, not removed.

- Finally, explain how you intend, where possible, to mitigate the impact of the proposed works on the significance of the parts affected and the whole. This should include an assessment of the environmental impact or effects of these changes

*How reversible are the impacts?*

The path and the doorway would be permanent, but the composting toilet building could be taken down/moved if we wanted to replace it or remove it.

## 1.8 Sources consulted

List the sources consulted. These may include:

- 'Buildings of England' series by Pevsner
- Reports by the Royal Commission on the Historical Monuments of England (RCHME), now part of English Heritage
- The local history society
- The local museum
- Diocesan Record Centre
- County Record Centre
- County Biological Records Centre
- Historic Environment Record (HER), maintained by your local authority.
- Victoria County History (VCH)

Statutory designations and descriptions for churchyards, churches or objects within them can be checked through your local planning authority, English Heritage and Natural England (Nature Conservation significance). Useful web sites include:

- Churchcare <http://www.churchcare.co.uk/>
- Shrinking the footprint [www.shrinkingthefootprint.co.uk](http://www.shrinkingthefootprint.co.uk)
- Heritage Gateway [www.heritagegateway.org.uk/](http://www.heritagegateway.org.uk/)
- Magic [www.magic.gov.uk](http://www.magic.gov.uk)
- Caring for God's Acre [www.caringforgodsacre.org.uk](http://www.caringforgodsacre.org.uk)

Vicar and members of the congregation.  
Tree conservation officer, RVBC.  
Conservation planning officer, RVBC.

## CHURCH BUILDINGS COUNCIL

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### STATEMENTS OF NEED; GUIDANCE FOR PARISHES

The Faculty Jurisdiction Rules 2000 define a Statement of Need as “a document which sets out the reasons why it is considered that the needs of the parish cannot be met without making changes to the church building and the reasons why the changes are regarded as necessary to assist the church in its worship and mission”.

A Statement of Need should accompany a faculty application and balance the separately prepared Statement of Significance, guidance for which can be found at: <http://www.churchcare.co.uk/legal.php>.

A Statement of Need should be a document which serves both the parish and those who are involved in the faculty process. It should be a tool for the parish, enabling the PCC to focus its vision and agree on what it seeks to achieve. For others, such as the DAC, CBC and English Heritage it serves to provide easily accessible information to help assess the scheme which is being proposed for a faculty.

In short, Statements of Need are the parish's opportunity to explain, justify and rationalise the proposals to all interested parties, having regard to the Statement of Significance and impact of the proposed change. Consider that some people will not have the opportunity to visit the church and will need to base opinions on the information you provide in these supporting Statements.

Bearing this in mind, you are strongly encouraged to ensure that the Statement is factual, informative, clear and concise. Try not to be emotive or over-dramatic. The facts of the situation should speak clearly for themselves.

The following note sets out a way of presenting a Statement of Need in order to cover all the relevant information. You may need to adapt this to suit the particular needs of your parish.

Church Buildings Council

October 2002, revised March 2007, July 2010.

Church House  
Great Smith Street  
London  
SW1P 3NZ

**Basic facts :**

**Parish:** Hurst Green

**Dedication:** St John the Evangelist

**Benefice:** Hurst Green

**Diocese:** Bradford

**Address:** Longridge Rd. Hurst Green, BB7 9QR

**Grid ref:** 682379

**Local Planning Authority:** Ribble Valley

**County:** Lancashire

**Statutory Listing of church:** Grade 11

**Statutory designation for contents:**

**Statutory designation for churchyard and objects within it:**

**Conservation Area:** Forest of Bowland AONB & Hurst Green conservation area

**Scheduled Monument:** -

**Tree Preservation Orders:** within HGCA

**Protected Species:** --

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## General Information

This may include:

- How many people live in the parish/ village/ town?
- What different type of services take place in the church each week/ month and how many people attend each of the different services on average?
- How many people are on the electoral roll?
- What is the age profile of the congregation? What children's provision is there? On Sundays and midweek? How many children attend these activities?
- 
- Is the church normally left open during daylight hours?
- What other activities happen in the church alongside prayer and worship?
- What is the financial position of the church (eg reserves, payment of quota). Are funds available now? Or have funds been applied for or are being applied for? Please state to whom applications have been made and if applications have been successful or refused?
- When was the last Quinquennial report? What were the major issues which were highlighted? Are you on top of these issues? Do you have a maintenance plan?

1,300 people in parish.

3 Communion Services (2 CW, 1 BCP) )

1 Morning Prayer ) average attendance 37

1 Family Service )

Electoral roll – 57

Adults aged between 40 – 85

Children aged 3-16

Kidzone, up to 12 years ) attendance, between 6-12

Echo, 12-16 years )

The church is increasingly left open. Concerts, organ recitals, quiet days, study days are all held in the church as well as environmental activities such as “Church goes wild” and “Worship in willies”.

The church's financial position is hand to mouth, with few reserves, but we pay as much of the quota as we can. The funds available at present in our project fund are £3,400.

The last quinquennial report (2007) highlighted disability access, toilet facilities and a second door in case of fire. All would be addressed by this project.

## 1. What do you need?

Please briefly explain your proposal.

You may find it helpful to divide the needs up into areas such as:

- Facilities eg We need one accessible toilet and the ability to serve refreshments.
- Space eg We need a meeting room to accommodate up to 25 people sitting and 40 people standing.
- Access eg We need to provide a permanent route into the building which is accessible for wheelchairs.
- Liturgy eg we need to make arrangements to use a nave altar.
- Other eg we need to install a new heating system

If you have prepared a brief for your architect explaining what you want to achieve, then you could append this for reference.

### Facilities:

We need one accessible toilet, which has to be a composting one since there are no mains drains.

This ties in very well with our Eco-congregation status.

### Access:

We need disability access, as there is a slope and also steep steps to the front door.

We need an alternative door in case of fire.

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## 2. Why do you need it?

- How will this proposal help the ministry of the church? How will it enhance the liturgical space and services? How will it help small group work and midweek meetings?
- How will it help the mission of the church? What new groups of people will be drawn into the life of the church? What new activities and events will be able to take place in the church?
- How will it help your financial situation?

The use of the building will be enhanced if there is access to a toilet and disability access.

We have an ageing congregation, who need access to a toilet, without having to ask for the keys to the vicarage!

The mission of the church will be enhanced, as it would open it up for other events/services, e.g. concerts, weddings.

### 3. Why do you need it now?

Describe any recent changes which have taken place which have led to the need arising, for example

- in the church congregation: rise in numbers attending, growth in particular age group such as children, introduction of new services and activities, arrival of new Vicar or church plant
- In the local area: new housing development, increase/decrease in population, major regeneration scheme, major change in infrastructure such as transport links, employment opportunities
- in the church building: deterioration of fabric, vandalism or other damage, subsidence, etc
- in the financial situation: a large bequest may have been made, there may be a pressing need to generate more money through the use of the building due to rising costs of ministry and mission.

The project arose from our third bid for Eco-congregation status.

The congregation overwhelmingly voted this project as the most important.

The elderly and families with young children both need close, accessible toilet facilities.

Wheelchair users are unable to get into the church at all (unless "man-handled" up the steps).

#### Finances:

We would be in a position to generate more money through its increased use. After the village hall, this is the largest building in the village.

#### 4. What is the evidence for the need?

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Please explain who has been consulted. This may include:

- church members
- wider parish
- potential user groups
- voluntary and statutory organisations
- amenity societies
- Diocesan bodies

Please outline the results of your consultations and the dates that they were made. Please confirm whether proposed new partnerships/ activities are aspirational or committed, and whether there is any opposition to your proposals.

What market research has been undertaken? You may wish to include the results of surveys or community audits, letters from potential user groups as appropriate. Please supply a business plan if it has been prepared. What contingencies are prepared if the predicted levels turn out to be too low or high?

A questionnaire was given to church members in Spring 2010 asking for priorities for environmental work for our third Eco-congregation Award. The composting toilet and access were voted overwhelmingly number one.

There has been no opposition to these plans. These facilities would be very beneficial for funeral and wedding services. Visitors have often commented that they feel embarrassed asking for keys to the vicarage or school hall up the lane.

## **5. How is the proposal contributing to the need for environmental sustainability?**

How is it reducing the carbon footprint, contributing to the Church's commitment to reduce to 20% by 2050?

- Would the proposed changes increase or reduce the carbon footprint of your church? If increase, why is this necessary and will it be offset?
- How do the design, materials, water and waste handling address sustainability?
- What benchmarks does it meet, e.g. BREEAM?
- How has sustainable use and future reuse been planned for?
- How would it impact on the flora and fauna of the church and churchyard?
- How will the changes help the building cope with the potential future impact of Climate Change, e.g. heavier rainfalls?
- How can your proposals influence the way people use the building so that environmental impacts are reduced?
- Is the proposal part of your long term environmental strategy?

The proposal is, indeed, part of our long-term environmental strategy. We were the first church in the Diocese, and in Lancashire, to gain the Eco-congregation Award and continue to make environmental concerns central to our church life.

A composting toilet requires no water and no access to main sewerage. The waste can be composted.

Building materials would be from a sustainable source.

The project would further highlight our environmental mission in the community and the Diocese.

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**6. What other options to meet the need were considered, taking Point 5 and the impact identified in the Statement of Significance into account?**

These may include:

- larger or smaller schemes
- different designs
- locating the scheme/proposal in a different part of the church building
- not making a change at all
- providing a management solution rather than a change in the fabric
- using a different building in the wider community eg school, community hall, another church.

What were the pros and cons of each option?

Disability access options have either been impossible or prohibitively expensive. Using the toilet in the vicarage means asking for the key and using steep steps. The toilets at the school hall are 100 yards away up a steep incline.

We considered an extension with kitchen facilities, but this was too expensive, as was also a traditional toilet. Mains sewerage would have to be accessed across the graveyard.

Plans were drawn up (2000) for toilets in the body of the church. Apart from the prohibitive cost, this would have reduced the size of the church (needed for funerals and weddings).

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Form No 1  
Rule 3

## Diocesan Advisory Committee Certificate

**In the Diocese of Bradford**

**Parish of HURST GREEN**

**Church of ST JOHN THE EVANGELIST**

The Church is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990.

- a) The listing is **II**
- b) The church is in a conservation area – Hurst Green Conservation Area and Forest of Bowland

### Part 1

**I CERTIFY** that at a meeting of the Diocesan Advisory Committee held on 16 February 2012

- 1. The following works/other proposals were considered:
  - i) To build a new doorway in the North side of the church to provide disability access, an alternative door in the case of fire and access to the toilet building.
  - ii) To build a wooden clad toilet facility with a composting toilet.

Information as per the attached plans from Sunderland and Peacock Architects – 4181-02.

(The Committee's views on the significance of the works/other proposals are given in Part 2)

- 2. The Committee decided to **RECOMMEND** the above works

Signed  
Secretary of the Diocesan Advisory Committee

Date 20 February 2012

## PLEASE NOTE:

- (1) A certificate under paragraph 2 does NOT give you permission to proceed with your proposals, unless and until a faculty is granted by the Chancellor (or by the archdeacon in respect of matters within Appendix A of the Faculty Jurisdiction Rules 2000).
- (2) The certificate of the Committee under Part 1 under paragraph 2 above, requires any recommendation of the Committee under paragraph 2 of Part 2 below to be followed before submitting a petition for a Faculty.
- (3) This certificate is valid for 12 months from the date stated above.

**Part 2**

The views of the Diocesan Advisory Committee on the following matters are set out below (as appropriate):

1. **For the purposes of the jurisdiction of the archdeacon under Appendix A to the Faculty Jurisdiction Rules 2000**

In the opinion of the Committee the work or part of the work proposed is likely to affect the character of the church as a building of special architectural or historic interest. The Committee however felt there was a strong need for an alternative door, disability access and a toilet.

**Particulars of work**

- i) To build a new doorway in the North side of the church to provide disability access, an alternative door in the case of fire and access to the toilet building.
- ii) To build a wooden clad toilet facility with a composting toilet.

Information as per the attached plans from Sunderland and Peacock Architects – 4181-02.

2. **For the purposes of advising intending applicants on the desirability of consultation with other bodies or persons if they have not already consulted them (Rule 3 (7) of the Faculty Jurisdiction Rules 2000.**

The Committee recommends that the intending applicants consult The Local Planning Authority as planning permission will be needed. Preliminary letter is attached from Ribble Valley Borough Council dated 17 June 2011.

Signature  
Secretary to the Diocesan Advisory Committee

Date 20 February 2012