

For office use only

Application No

320120751P

Date received

Fee paid £

Receipt No:

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

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification please contact the Authority's planning department

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Adam	Surname:	Spencer
Company name:					
Street address:	Brookfield house 28 Pimlico Road			Telephone number:	Country Code: National Number: Extension Number:
Town/City:	Clitheroe			Mobile number:	
County:	Lancs			Fax number:	
Country:	BB7 2AH			Email address:	
Postcode:	BB5 3EP				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Andrew	Surname:	Clapham
Company name:					
Street address:	6 Chapel Street Oswaldtwistle			Telephone number:	Country Code: National Number: Extension Number:
Town/City:	Accrington			Mobile number:	
County:	Lancs			Fax number:	
Country:	England			Email address:	
Postcode:	BB5 3EP			andy.clapham@rocketmail.com	

3. Description of the Proposal

Please describe the proposed development including any change of use:

To change the use of the existing chapel to a single dwelling home. Solar panels to the south east elevation and rooflights to the north and south elevations

Has the building work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

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

Description:

House: Suffix:
House name:
Street address:

Town/City:
County:
Postcode:

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

Easting:
Northing:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

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)

10002-10

7. Waste Storage and Collection

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

☐ Yes ☒ No

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

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Walls materials are made of stone

Description of *proposed* materials and finishes:

Walls will remain stone

Roof - description:

Description of *existing* materials and finishes:

Roof is currently blue slate

Description of *proposed* materials and finishes:

roof will be blue slate, Velux windows and solar panels where shown on drawing 10002-12

9. (Materials continued)

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Windows - description:

Description of *existing* materials and finishes:

Windows are white upvc with clear glazing

Description of *proposed* materials and finishes:

Windows will remain white upvc with clear glazing

Doors - description:

Description of *existing* materials and finishes:

Current doors are wooden frames and doors

Description of *proposed* materials and finishes:

Doors will be kept the same

Boundary treatments - description:

Description of *existing* materials and finishes:

Boundary is currently hedgerow, stone and fencing

Description of *proposed* materials and finishes:

Boundary is to be kept the same, with a new hedgerow along the south boundary, which currently has no treatment

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

There is currently no vehicle access and the hard standing areas are tarmac

Description of *proposed* materials and finishes:

The new vehicular access and hard standing areas will be chippings

Lighting - add description

Description of *existing* materials and finishes:

Lighting is currently pendant and wall lighting

Description of *proposed* materials and finishes:

lighting to be changed to LED

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:

10002-08, 10002-09, 10002-10, 10002-11, 10002-12, 10002-13 and the design and access statement

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	2	2
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

c) Features of geological conservation importance

☐ Yes on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

14. Existing Use

Please describe the current use of the site:

It is currently an unused Methodist Church

Is the site currently vacant?

☒ Yes ☐ No

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

Methodist Church, Post Office and Community centre

When did this use end (if known) (DD/MM/YYYY)?

18/09/2011

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

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

☐ Yes ☒ No

17. Residential Units

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

☒ Yes ☐ No

7. Residential Units (continued)

320120751P

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	178.0	0.0	96.0	96.0
Total		178.0	0.0	96.0	96.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

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

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

753

sq metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Private dwelling, no machinery or plant

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Notice recipient				Date notice served
Name	Friends of West Bradford Methodist Chapel			18/06/2012
Number:		Suffix:		
Street:	Chapel Lane			
Locality:				
Town:	West Bradford			
Postcode:	BB7 4SN			

Title: Mr First name: Adam Surname: Spencer
Person role: Applicant Declaration date: 06/07/2012 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ☒

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant the applicant should complete part (B) of the form by writing sole tenant - not applicable in the first column of the table below

Title: Mr First Name: Adam Surname: Spencer
Person role: Applicant Declaration date: 06/08/2012 ☒ Declaration Made

26. Declaration

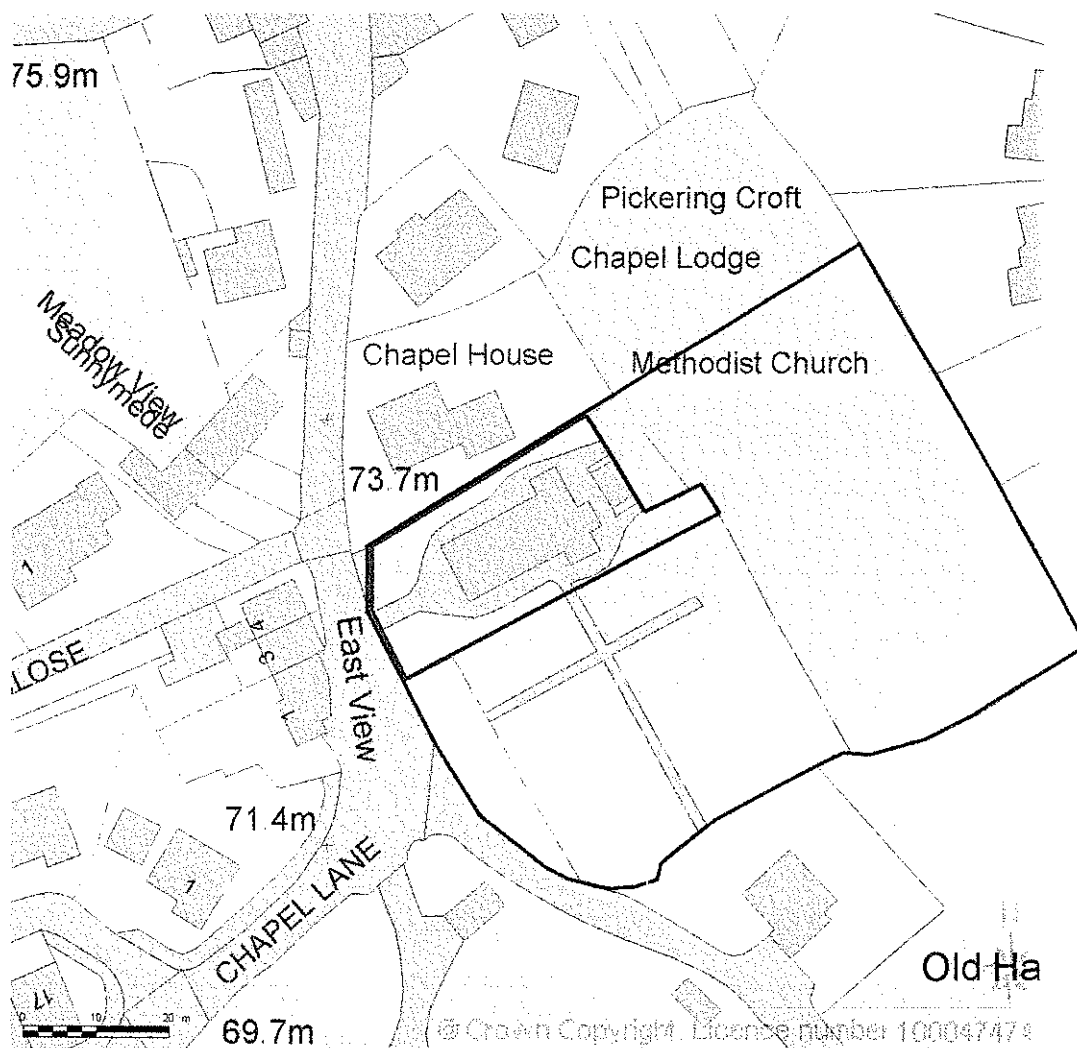
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 07/07/2012

AREA 2 HA
SCALE: 1:1250 on A4

CENTRE COORDINATES: 374495 , 444446

320120751P



— Development site
— Friends of
Bradford Methodist
Church owned land

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Licence No: 100047474

AMENDED PLANS RECEIVED
DATE 7/8/12

Design & Access Statement

320120751P



Methodist Church
Chapel Lane
West Bradford
CLITHEROE
BB7 4SN

Conversion of disused chapel into a dwelling house

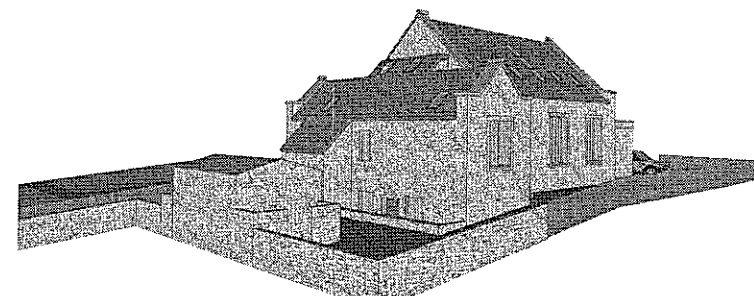
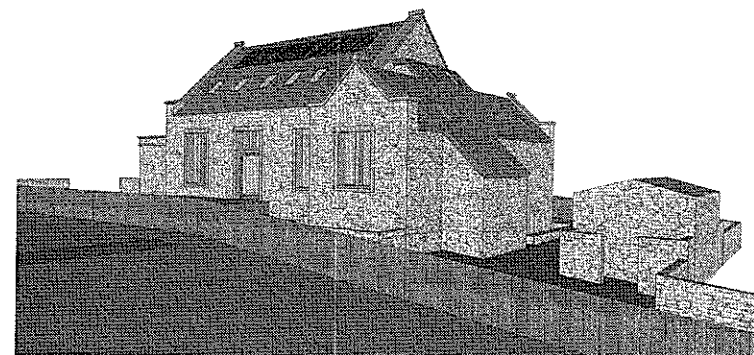
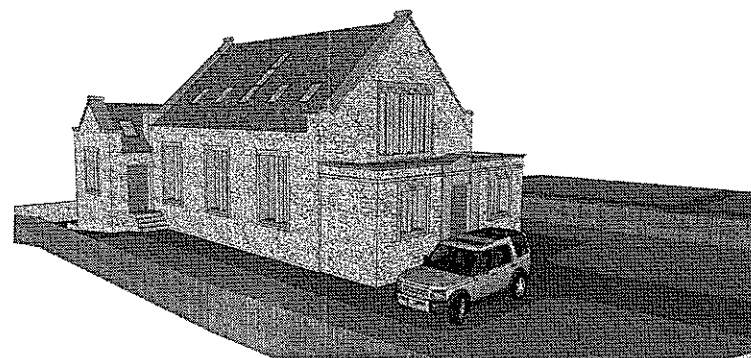
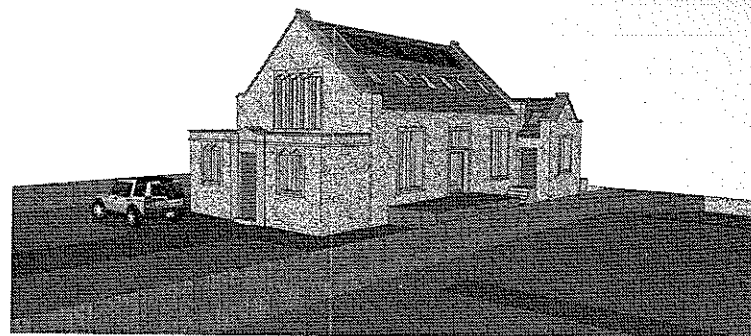
Site assessment:

The site is located on Chapel Lane in West Bradford. The building is set back from the main street frontage of Chapel Lane. The plot is bounded by a mix of mortar stone walls to the front and rear, fencing to the north of the site and a graveyard to the south. The property was built in 1904 with dress stone elevations and a blue slate pitched roof. The entrance is under a flat roof with two rooms either side of the corridor into the nave. The room on the left as you enter was the village Post Office until it closed down for the larger Post Offices in Waddington and Chatburn. the back of the site has a outhouse with run down toilets and boiler room, there are no current plans to change this building in anyway. Most recent application for planing was to change the windows of the methodist church into uPVC in 2005. To the north of the site is relatively new dwellings which were bought of the owners of the chapel. Directly south of the site is the church's graveyard and beyond that are more dwellings. Houses line either side of Chapel Lane from Clitheroe Rd to Grindleton Rd. The rear of the site is currently a field with a caged area for laying hens. There are currently no community events being held at the chapel and even with the methodist church trying to find people and clubs to use the building as a place to meet there has been no interest.



Proposal:

Convert existing building into a dwelling house. the vast majority of the changes will be internal. Externally some roof lights are planned, a window to the south facing elevation is planned to be turned into a patio door, and to change the existing doors to a more suitable type. A hedgerow is planned to separate the graveyard from the new dwelling and a small parking area is proposed to the front of the building, accessed from Chapel Lane. Simple landscaping is proposed.



Environmental impact:

Generally it is intended that the alterations to existing fabric are as minimal as possible, though it will be insulated internally to bring it up to current standards.

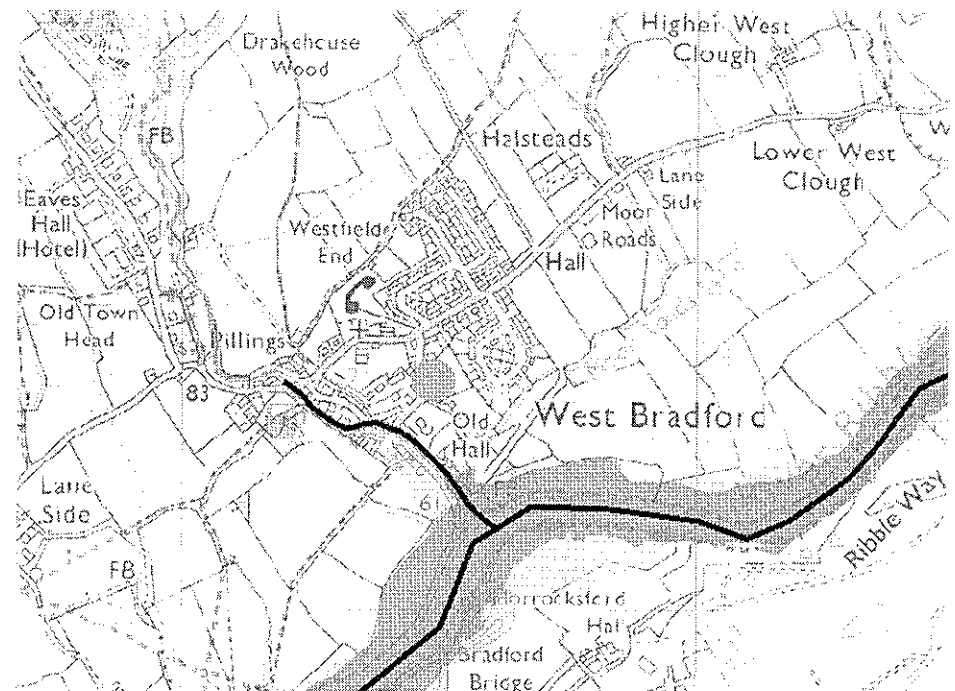
Access:

The site is currently access from Chapel Lane by a gate. The aim is to keep this access. The only change proposed is the widening of the gate to allow access to a small parking area north of the building's entrance.

Flood Map:

Flood risk map of the local area around the proposed site

● Proposed site





East facing elevation

Scale: 1:100



West facing elevation

Scale: 1:100

Do not scale from this drawing. Architect to be notified of any discrepancies.

This drawing is copyright

REVISION

A - Annotated scale and paper size added description to roof lights

320120751P

SCALE

1:100 @A3

PROJECT NO

10002

DRAWING NO

11

REVISION

A

PROJECT

Chapel
Chapel Lane
West Bradford

Drawing Name

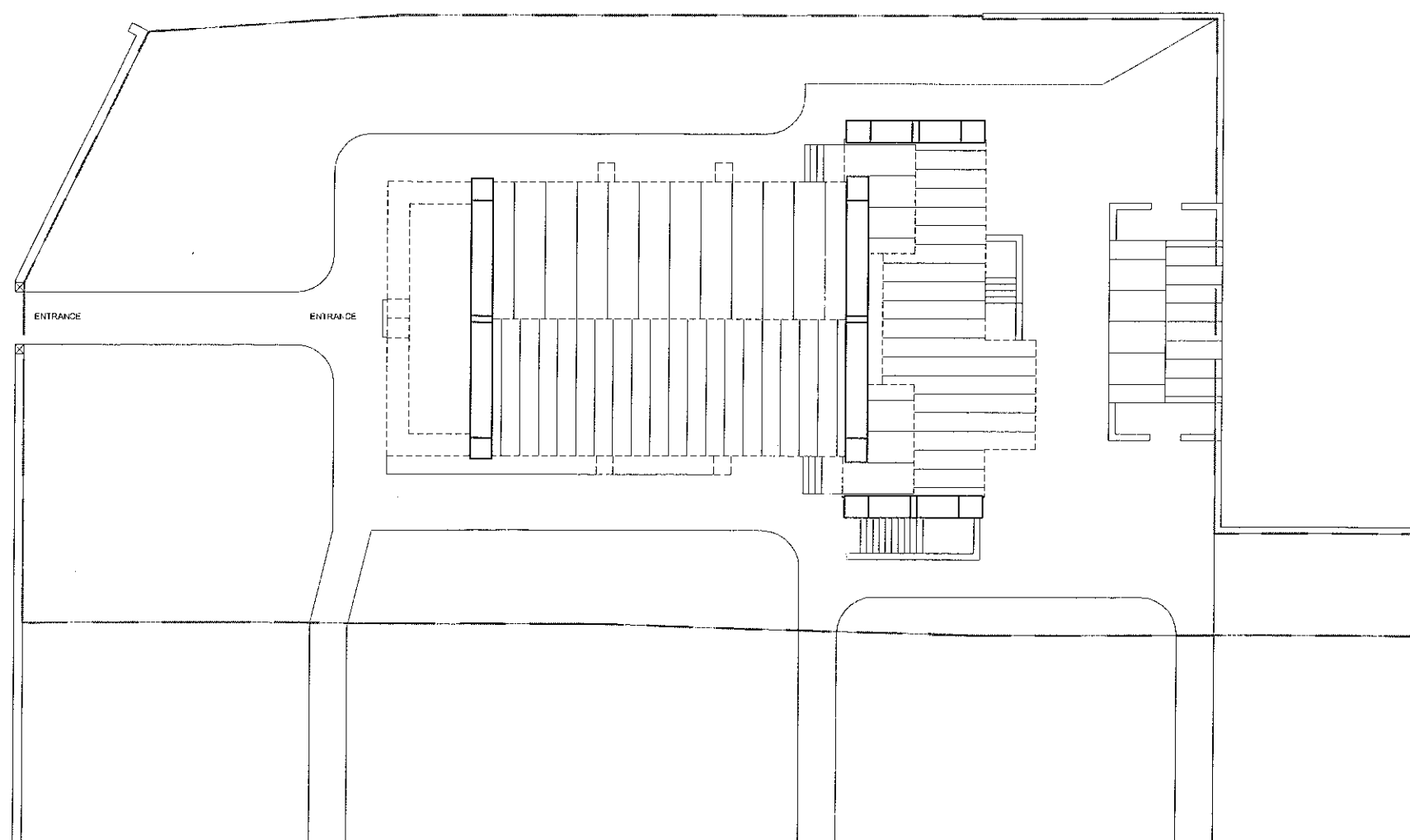
Proposed elevations sheet 1

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A - Annotated scale and paper size



320120751P

AMENDED PLANS RECEIVED
DATE 21/8/12

SCALE

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PROJECT NO

10002

DRAWING NO

01

REVISION

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PROJECT

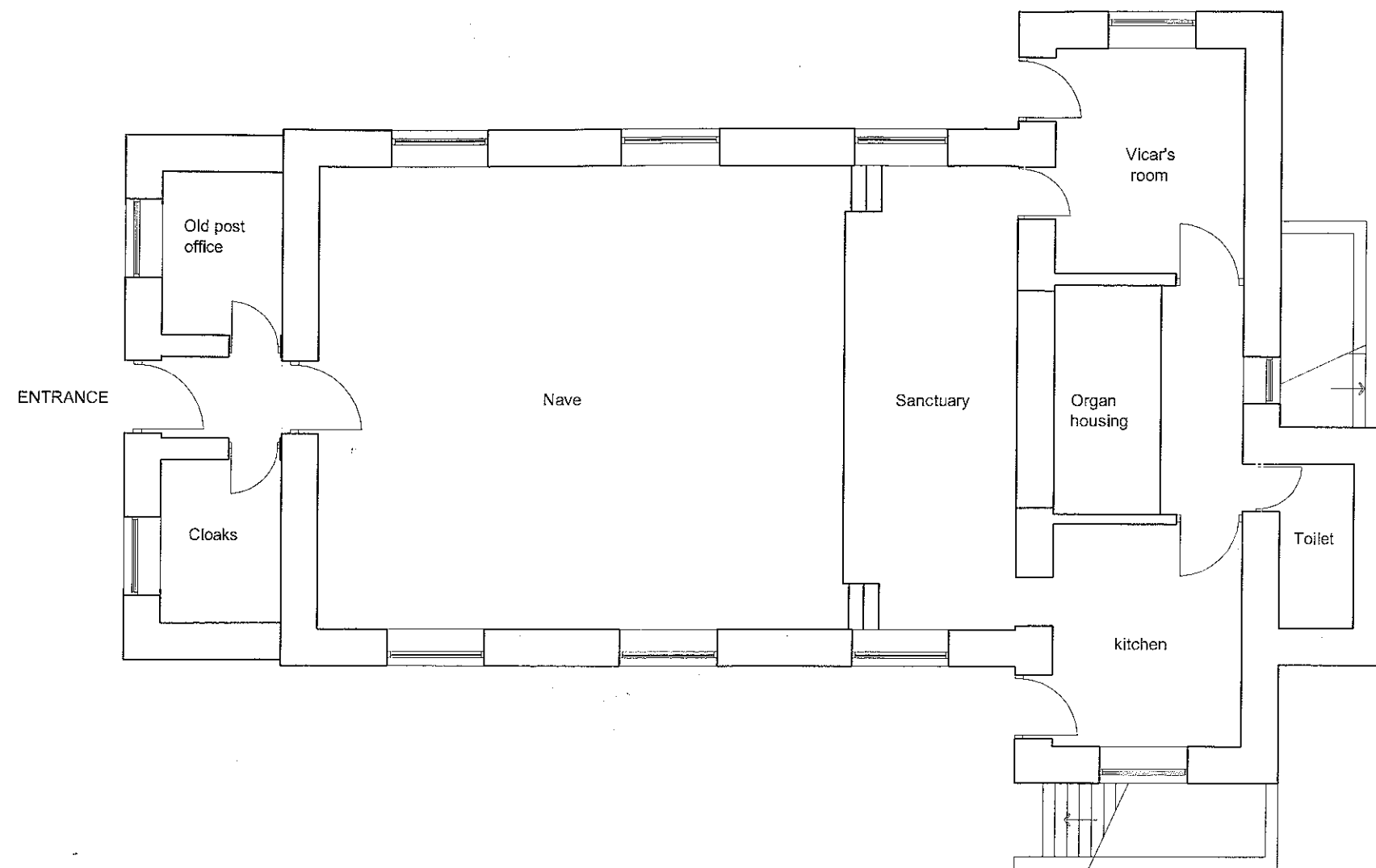
Chapel
Chapel Lane
West Bradford

Drawing Name

Site plan

Site plan

Scale: 1:200



Ground floor plan

Scale: 1:100

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DATE 7/8/12

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PROJECT NO

10002

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02

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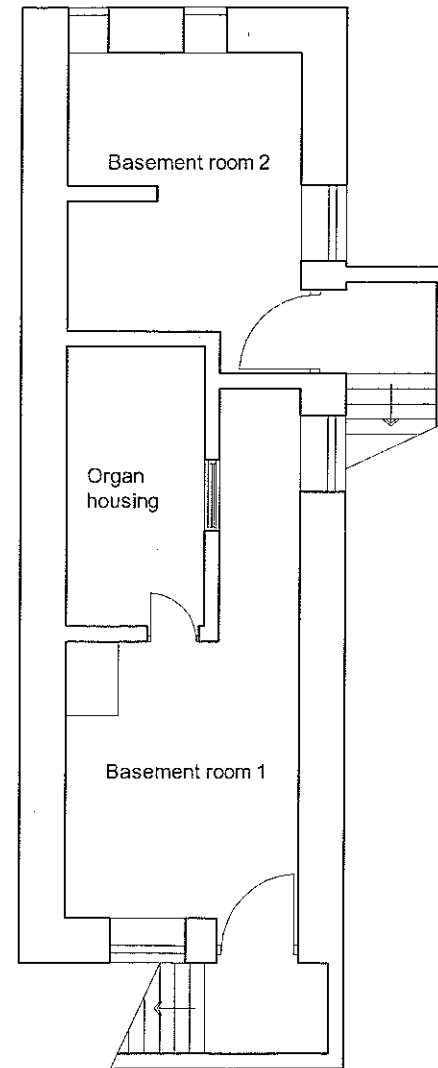
A

PROJECT

Chapel
Chapel Lane
West Bradford

Drawing Name

Existing ground floor plan



Baesment floor plan

Scale: 1:100

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AMENDED PLANS RECEIVED
DATE 7/8/12

SCALE

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PROJECT NO

10002

DRAWING NO

03

REVISION

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PROJECT

Chapel
Chapel Lane
West Bradford

Drawing Name

Existing basement floor plan



East facing elevation

Scale: 1:100



West facing elevation

Scale: 1:100

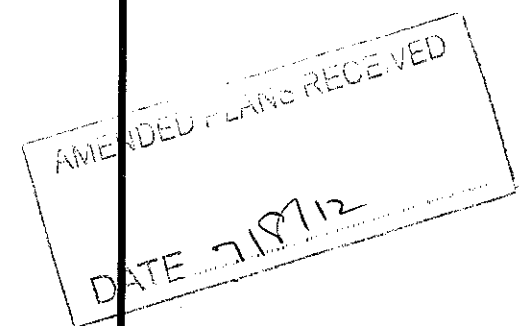
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PROJECT NO

10002

DRAWING NO

04

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PROJECT

Chapel
Chapel Lane
West Bradford

Drawing Name

Existing elevations sheet 1



South facing elevation

Scale: 1:100

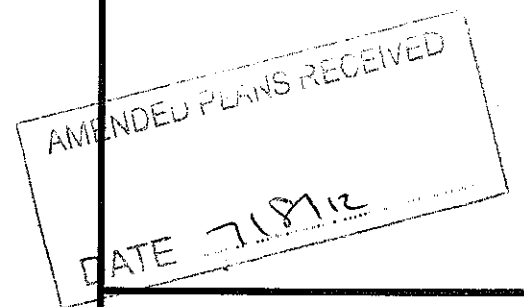
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PROJECT NO

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DRAWING NO

05

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PROJECT

Chapel
Chapel Lane
West Bradford

Drawing Name

Existing elevations sheet 2



North facing elevation

Scale: 1:100

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AMENDED PLANS RECEIVED
DATE 7/18/12

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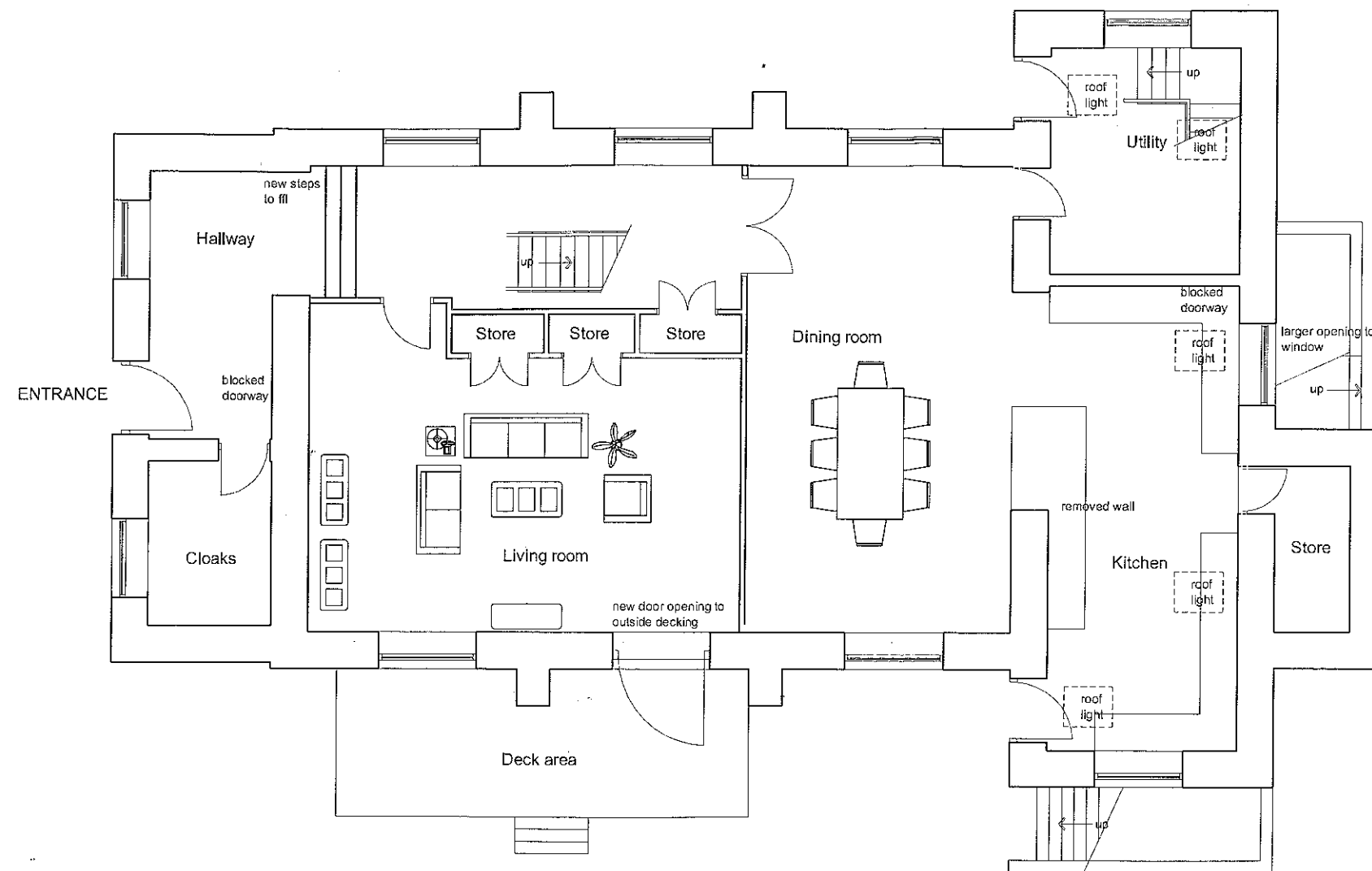
PROJECT NO	DRAWING NO	REVISION
10002	06	A

PROJECT

Chapel
Chapel Lane
West Bradford

Drawing Name

Existing elevations sheet 3



Ground floor plan

Scale: 1:100

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A - Annotated scale and paper size

320120751P

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DATE 21/8/20

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PROJECT NO

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07

REVISION

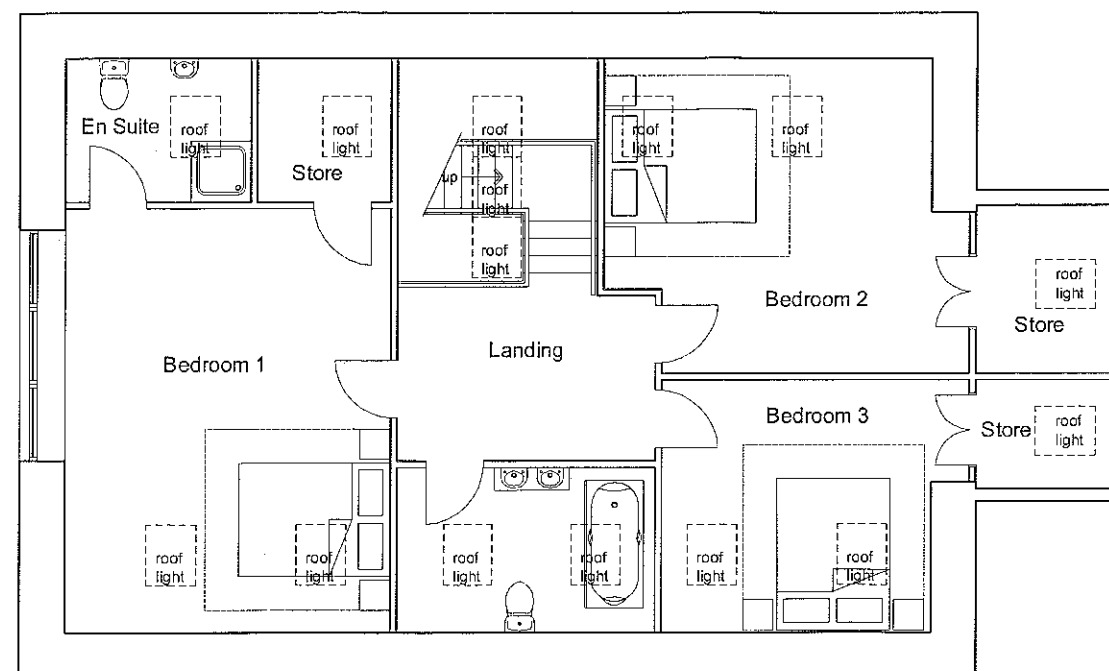
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PROJECT

Chapel
Chapel Lane
West Bradford

Drawing Name

Proposed ground floor plan



First floor plan

Scale: 1:100

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DATE 7/8/12

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PROJECT NO

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REVISION

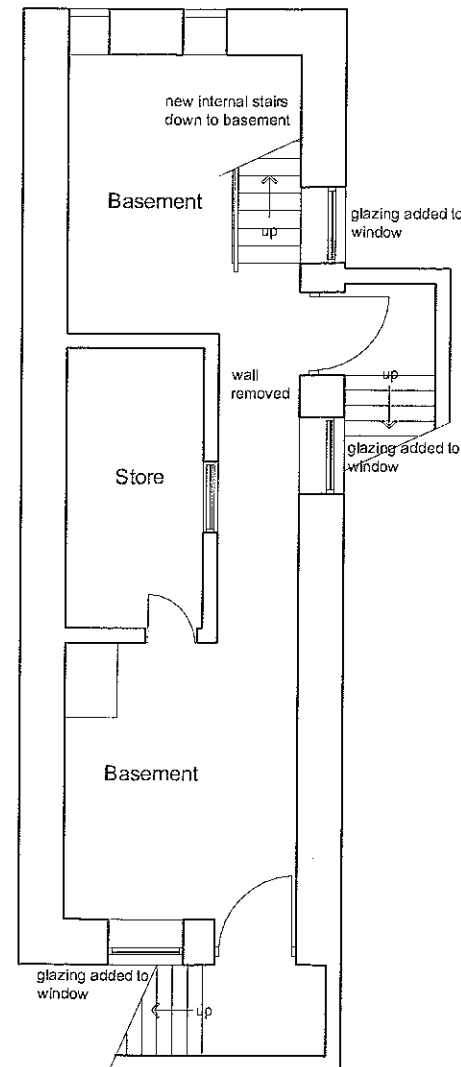
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PROJECT

Chapel
Chapel Lane
West Bradford

Drawing Name

Proposed first floor plan



Basement plan

Scale: 1:100

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A - Annotated scale and paper size

320120751P

AMENDED INSPECTED
DATE 7/8/12

SCALE

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PROJECT NO

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09

REVISION

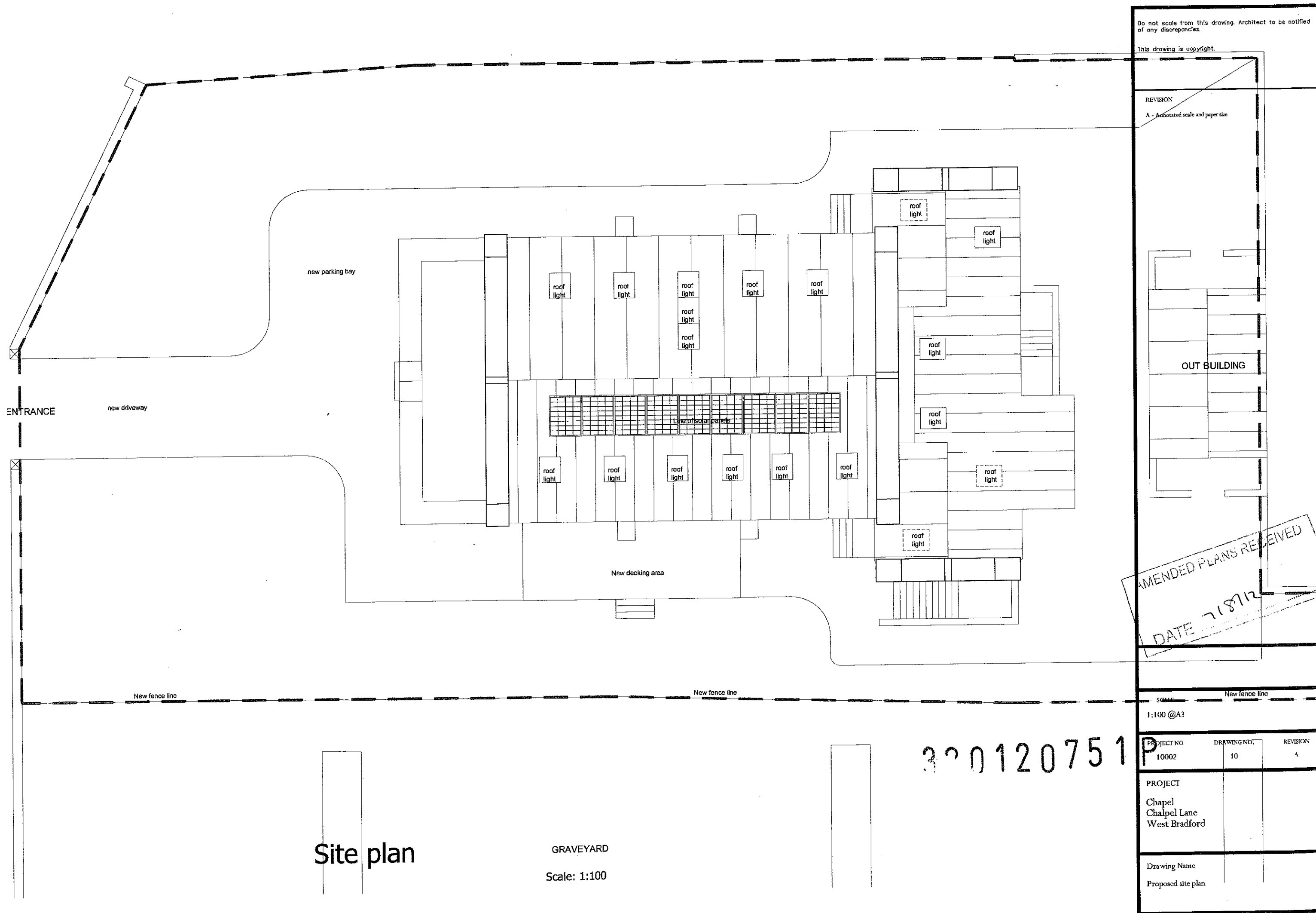
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PROJECT

Chapel
Chapel Lane
West Bradford

Drawing Name

Proposed basement plan





South facing elevation

Scale: 1:100

Do not scale from this drawing. Architect to be notified of any discrepancies.

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REVISION

A - Annotated scale and paper size added description to roof lights and solar panels

320120751P

APPROVED FOR SUBMITTAL
DATE 7/8/12

SCALE

1:100 @A3

PROJECT NO

10002

DRAWING NO

12

REVISION

A

PROJECT

Chapel
Chapel Lane
West Bradford

Drawing Name

Proposed elevations sheet 2



North facing elevation

Scale: 1:100

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A - Annotated scale and paper size - added description to roof lights

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AMENDED PLANS RECEIVED

DATE 7/8/12

SCALE

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PROJECT NO

10002

DRAWING NO

13

REVISION

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PROJECT

Chapel
Chalpel Lane
West Bradford

Drawing Name

Proposed elevations sheet 3