



RIBBLE VALLEY
BOROUGH COUNCIL

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

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320130050P

9 DEC 2012

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 Drive				
Town/City:	Clitheroe				
County:	Lancs				
Country:					
Postcode:	BB7 2AH				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:					
Fax number:					
Email address:					

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				
Town/City:	Accrington				
County:	Lancs				
Country:					
Postcode:	BB5 3EP				
Telephone number:	Country Code	National Number	Extension Number		
		07595391289			
Mobile number:					
Fax number:					
Email address:	andy.clapham@rocketmail.com				

3. Description of the Proposal

Please describe the proposed development including any change of use:

This is a re-submission of an old application (Application 3/2012/0751) To change the use of the existing chapel into a single dwelling home, in the roof type solar panels to the south east elevation and roof lights 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)

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:

Description:

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):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

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)/drawing(s)

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):

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

Walls are currently 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 remain blue slate with the addition of roof lights and in roof solar panels where shown on 10002-12

Windows - description:

Description of *existing* materials and finishes:

Windows are white PVC frames

Description of *proposed* materials and finishes:

Windows will remain white PVC frames

Doors - description:

Description of *existing* materials and finishes:

Current doors are wooden doors and frames

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, fence and stone wall

Description of *proposed* materials and finishes:

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

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

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

Description of *proposed* materials and finishes:

New vehicular entrance to the site where the hard standing will be chippings

Lighting - add description

Description of *existing* materials and finishes:

Current lighting is pendent and wall lighting

Description of *proposed* materials and finishes:

lighting will 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:

10002-8, 10002-9, 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:

The site is currently vacant

Is the site currently vacant? ☒ Yes ☐ No

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

It was been a Methodist church and a Post Office

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

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: First name: Surname:
Person role: Declaration date: ☒ 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: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

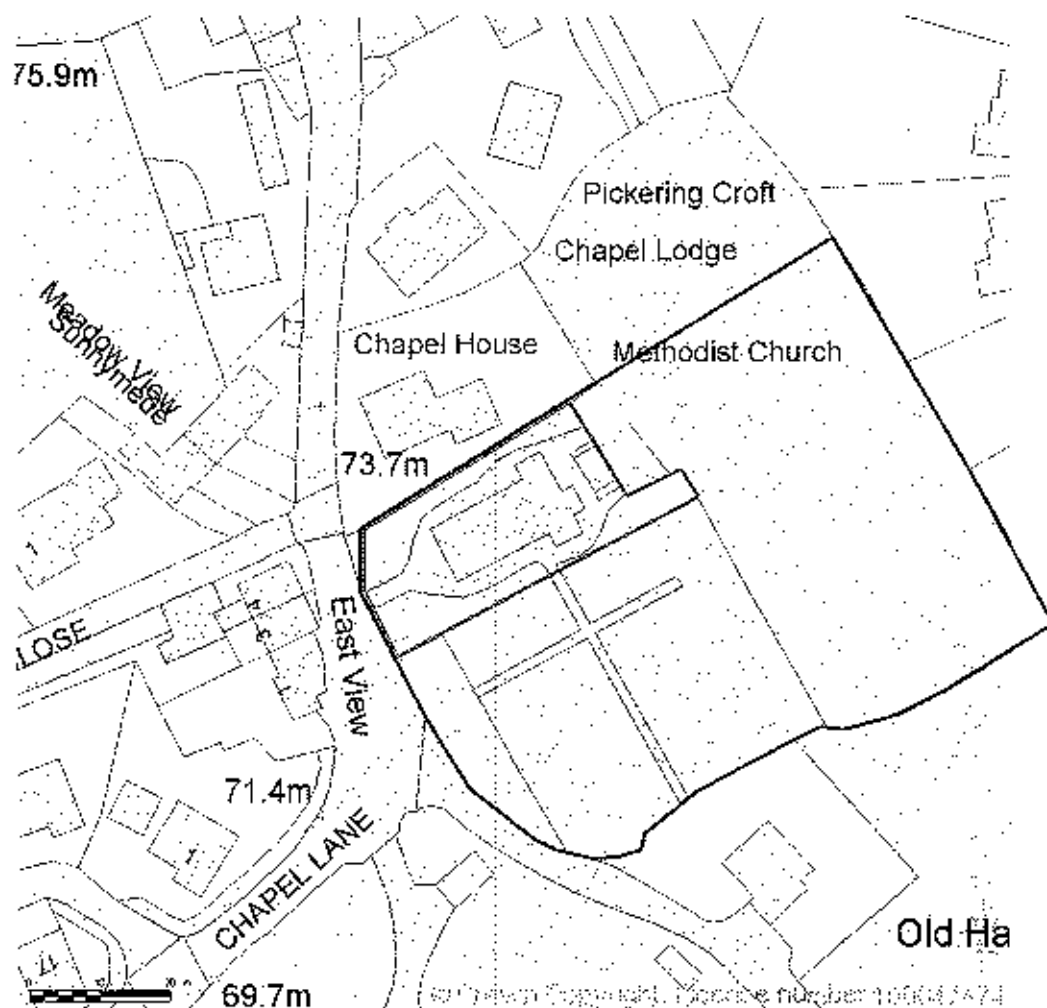
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving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



Date

19/12/2012

AREA 2 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 374495 , 444446



— Development site
— Friends of
Bradford Methodist
Church owned land

Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474

rec'd 31/1/13

Design & Access Statement

320130050P



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.



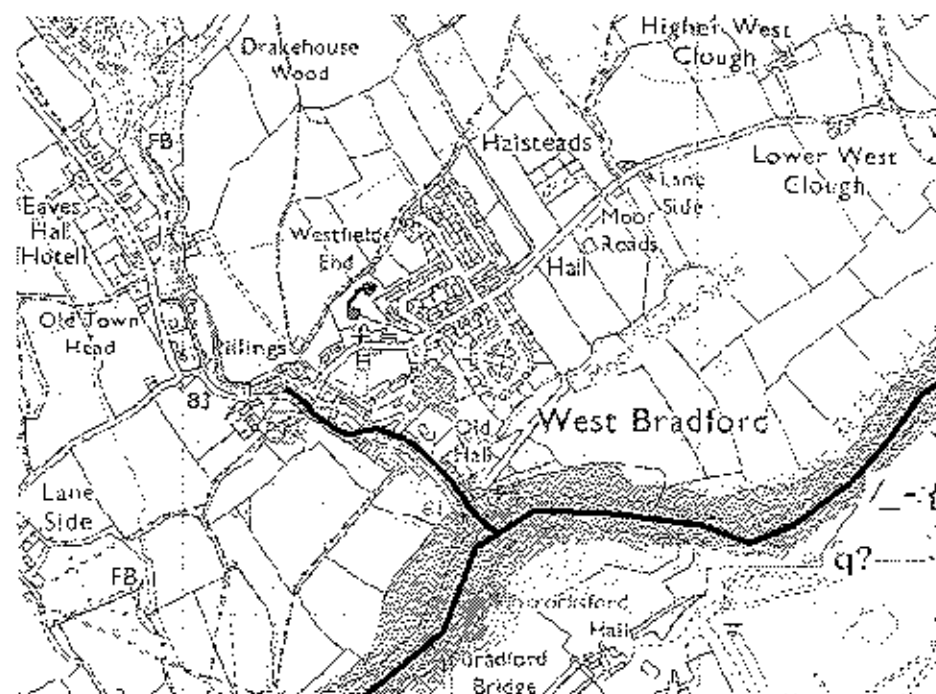
Access:

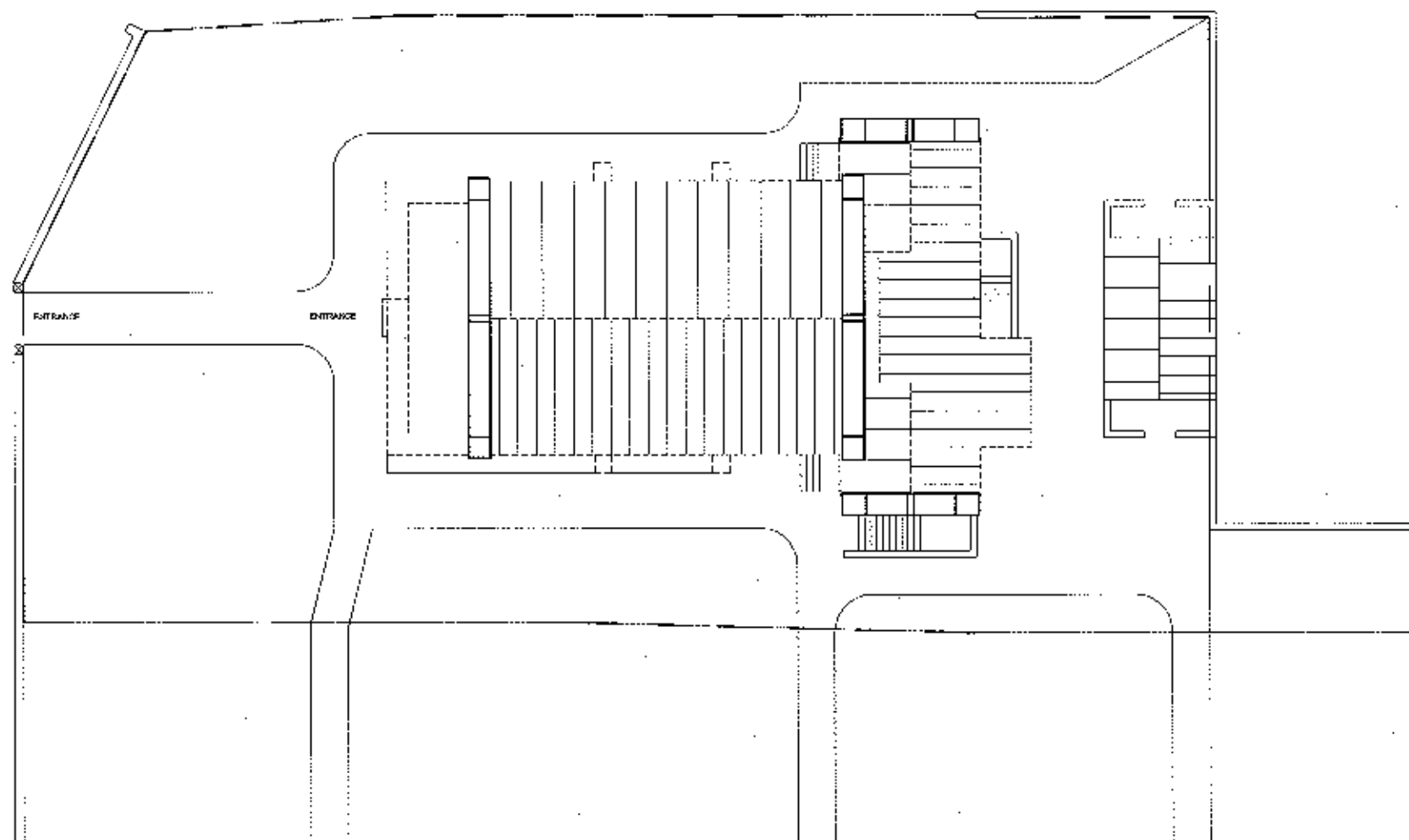
The site is currently access from Chapel Lane by a gate.
The aim is to keep this access. The only change proposed is the widening of the gate to allow access to a small parking area north of the building's entrance.

Flood Map:

Flood risk map of the local area around the proposed site

 Proposed site





Site plan

Scale: 1:200

320130050P

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

This drawing is copyright.

REVISION

A - Announced scale and paper size

SCALE:
1:200 (@A1)

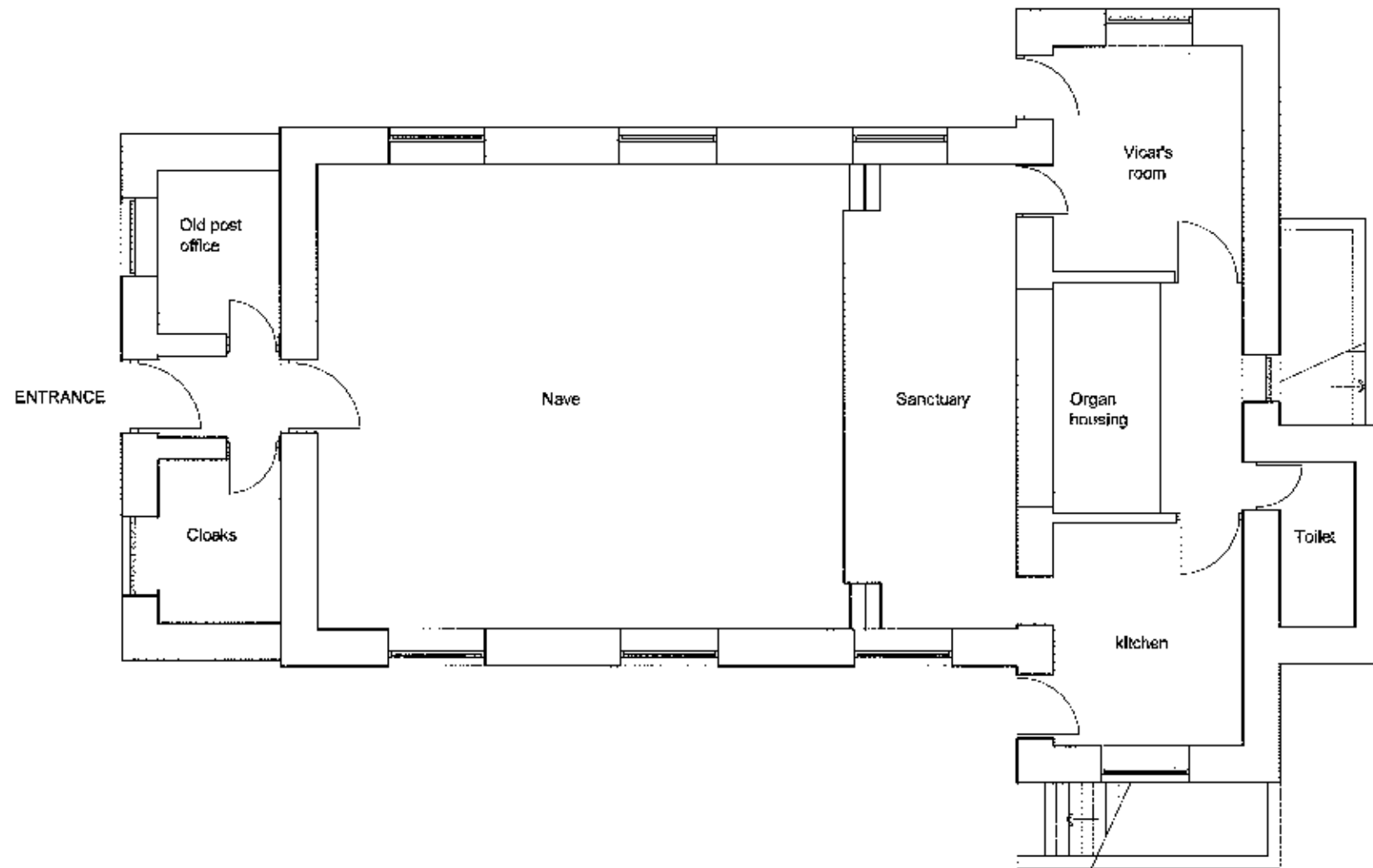
PROJECT NO.	DRAWING NO.	REVISION
10007	01	A

PROJECT

Chapel
Chapel Lane
West Bradford

Drawing Name

Site plan



Ground floor plan

Scale: 1:100

320130050P

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

This drawing is copyright.

REVISION

A - As measured scale and paper size

Scale:
1:100 @A3

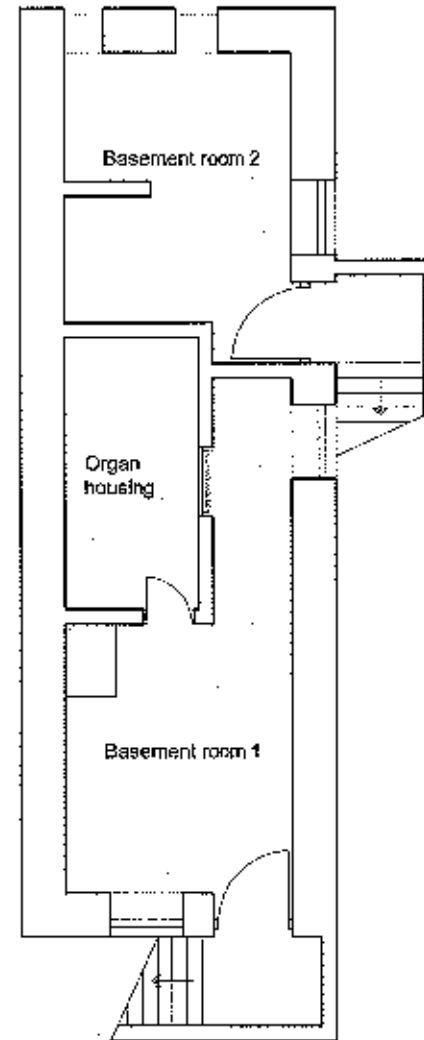
PROJECT NO.	DRAWING NO.	REVISION
10002	02	A

PROJECT

Chapel
Chapel Lane
West Bradford

Drawing Name

Existing ground floor plan



Baesment floor plan

Scale: 1:100

320130050P

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

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SECTION

A - Asymptotic scale and paper size

SCALE

1:100 @A1

PROJECT NO.

10007

DRAWING NO.

03

REVISION

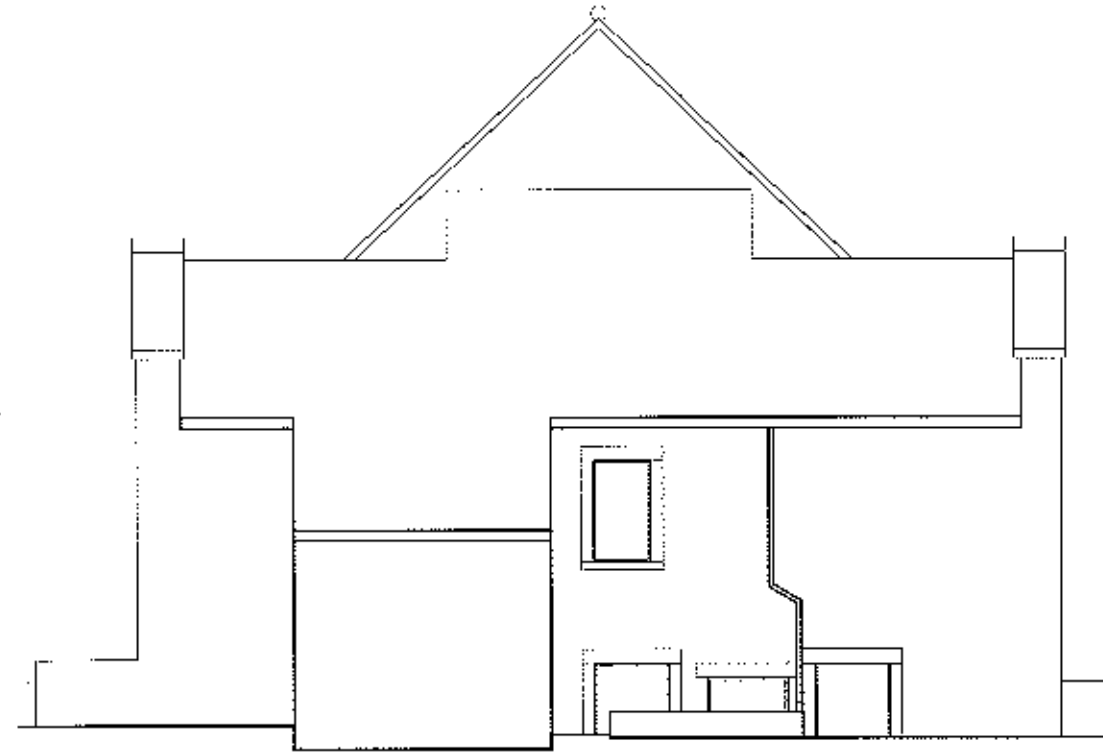
A

PROJECT

Chapel
Chapel Lane
West Bradford

Drawing Name

Existing basement floor plan



East facing elevation

Scale: 1:100



West facing elevation

Scale: 1:100

320130050P

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

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REVISION

A. Annotated style and page size

SCALE

1:100 @A3

PROJECT NO.

10002

DRAWING NO.

04

REVISION

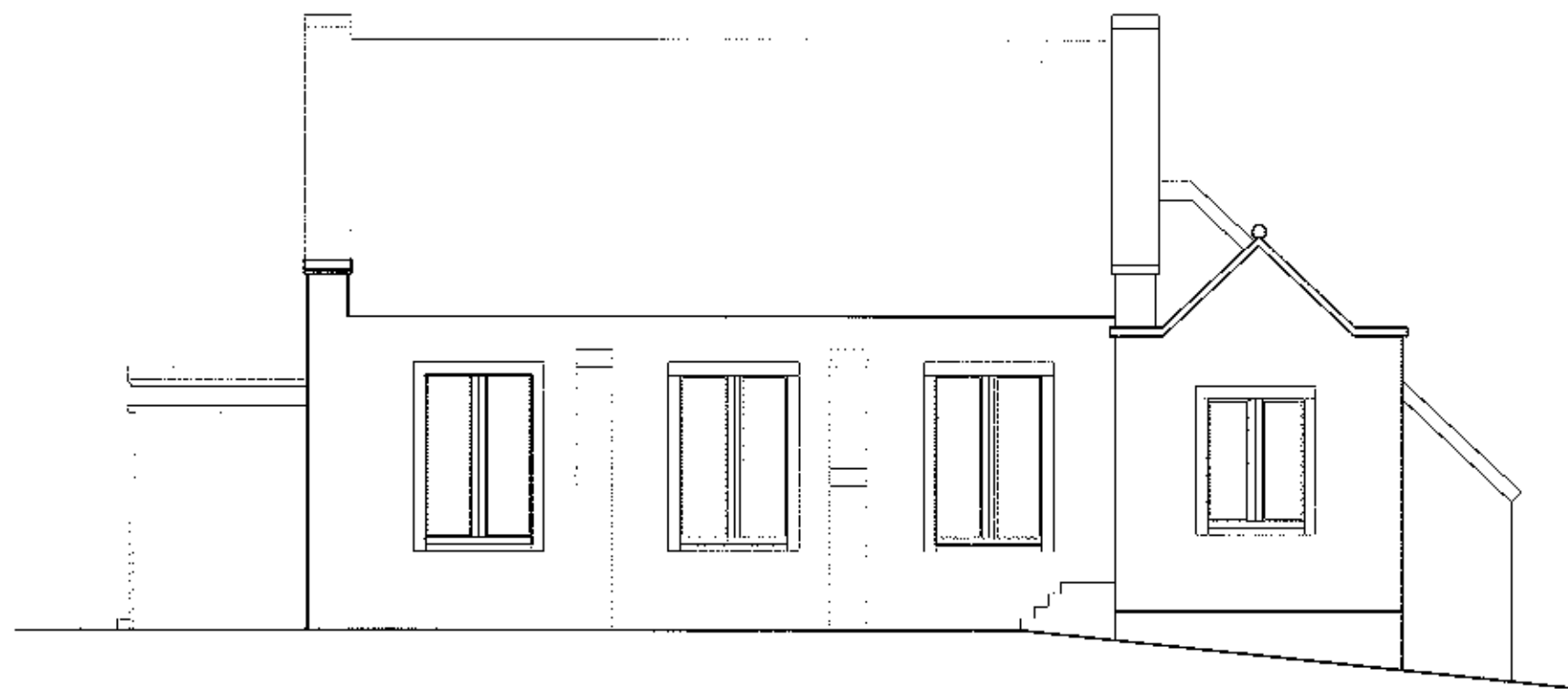
A

PROJECT

Chapel
Chapel Lane
West Bradford

Drawing Name

Existing elevations sheet 1



South facing elevation

Scale: 1:100

320130050P

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

This drawing is copyright.

REVISION

A - Amended scale and paper size

SCALE
1:100 @A3

PROJECT NO.	DRAWING NO.	REVISION
10002	05	A

PROJECT

Chapel
Chapel Lane
West Bradford

Drawing Name

Existing elevations sheet 2



North facing elevation

Scale: 1:100

320130050P

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

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REVISION:

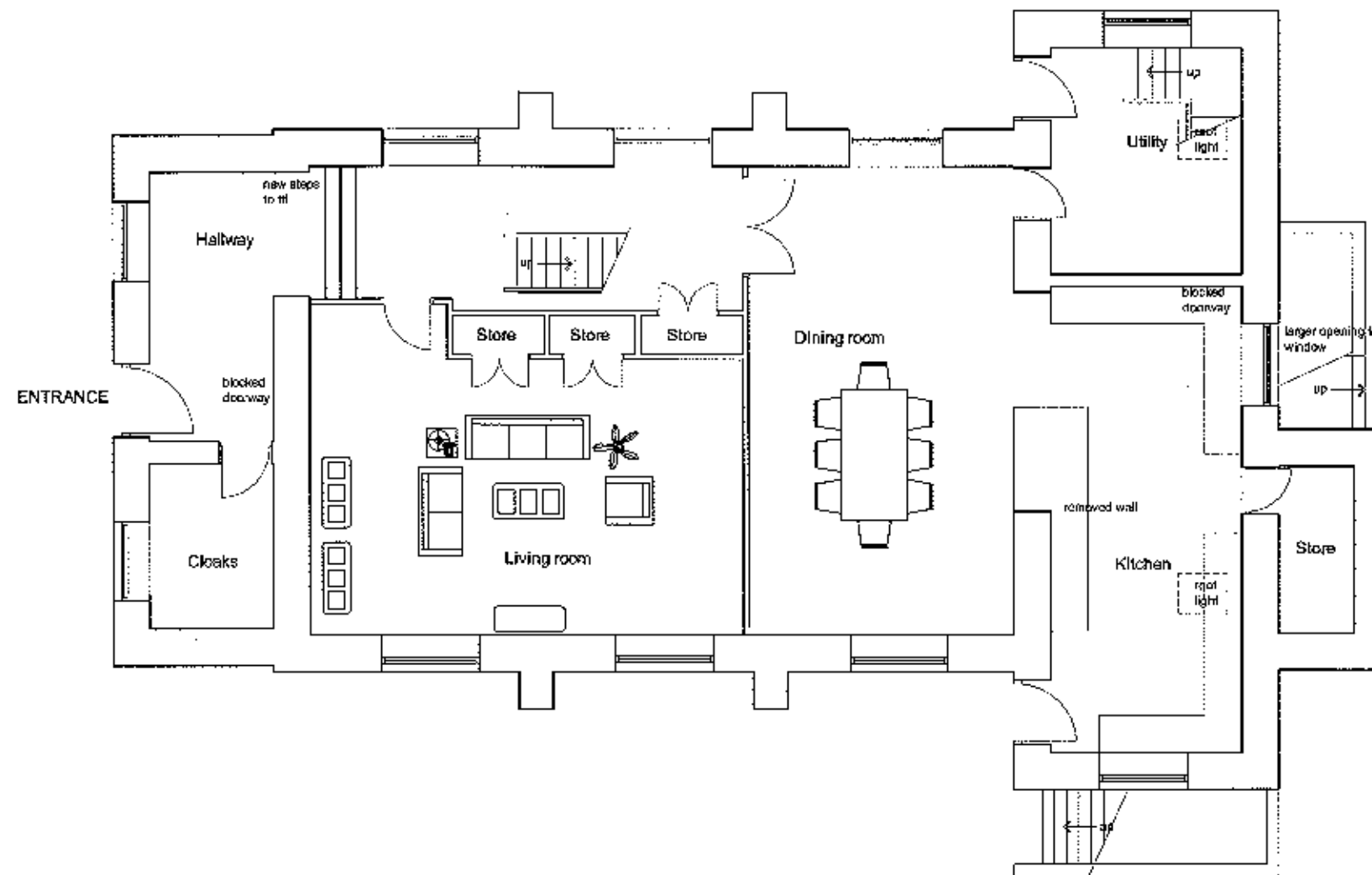
A - Amended scale and page size

SCALE:
E:100 @A3

PROJECT NO.	DRAWING NO.	REVISION
10000	06	A

PROJECT
Chapel
Chapel Lane
West Bradford

Drawing Name
Existing elevations sheet 3



Ground floor plan

Scale: 1:100

320130050P

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

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REVISION

A - Amended scale and page no.

B - Changed floor plan regarding removal of wall lights and removal of patio door and window.

SCALE

1:100 @A3

PROJECT NO.

10602

DRAWING NO.

07

REVISION

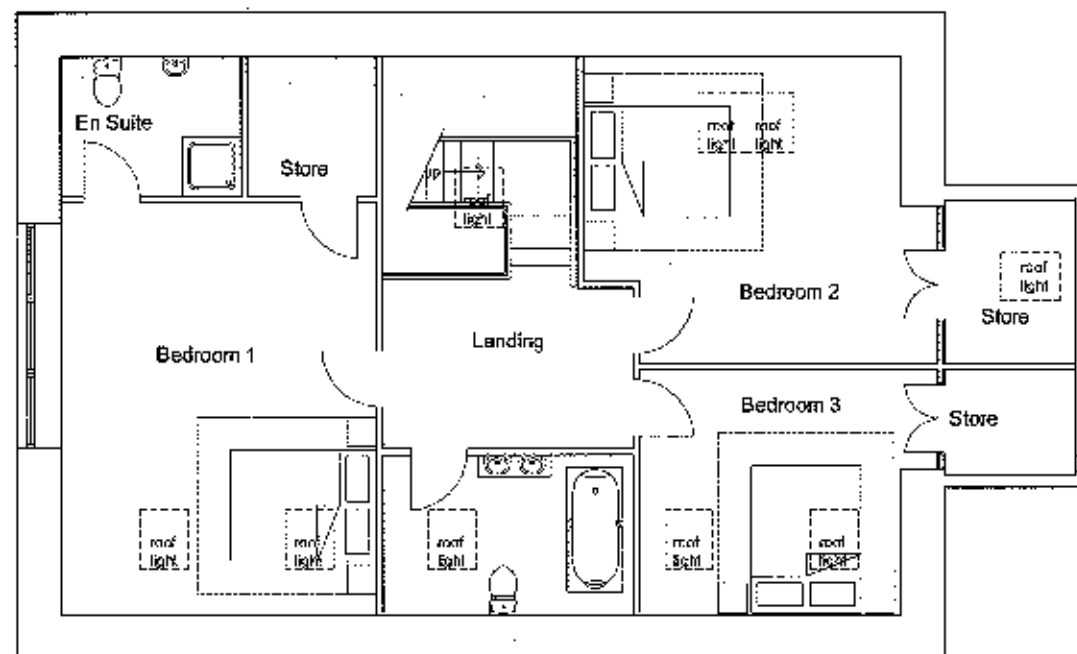
1

PROJECT

Chapel
Chapel Lane
West Bradford

Drawing Name

Proposed ground floor plan



First floor plan

Scale: 1:100

320130050P

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

This drawing is copyright.

REVISION

A - Increased scale and space

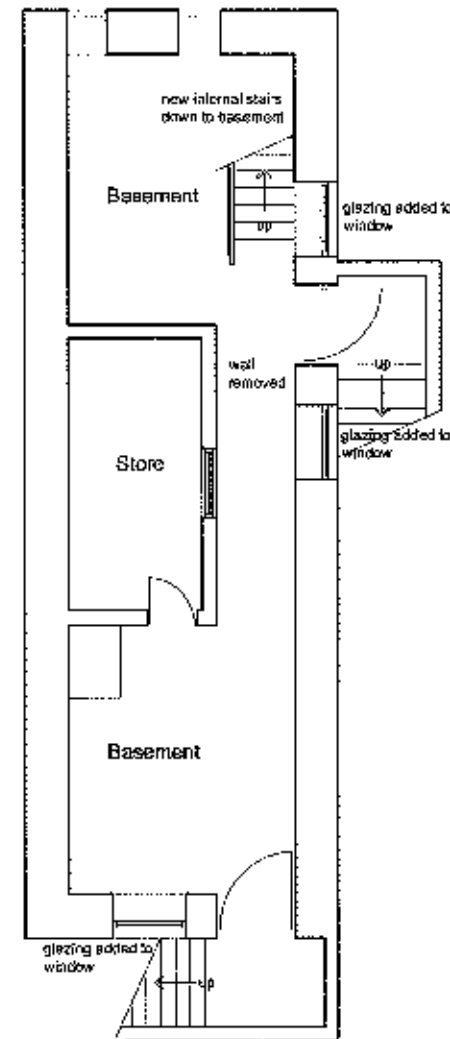
B - Changed roof plan regarding amount of roof light and changed some roof light location

SCALE
1:100 @A3

PROJECT NO.	DRAWING NO.	REVISION
10002	08	0

PROJECT
Chapel
Chapel Lane
West Bradford

Drawing Name
Proposed first floor plan



Basement plan

Scale: 1:100

320130050P

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

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REVISION

A - Annotated scale and paper size

SCALE
1:100 @A3

PROJECT NO.	DRAWING NO.	REVISION
10007	09	A

PROJECT
Chapel
Chapel Lane
West Bradford

Drawing Name
Proposed basement plan

· This drawing is copyright.

SECTION

A = A-mirrored scale with paper down

B = Client and real plan regarding amount of real lights, actual move order to solar panels and re-orientation of the real lights locations. Changed entrance on Highway 200000 plan

new dropped out at the entrance.

NEW ENTRANCE

എല്ലാ വർഷവും

new dropped into a
the entrance

BUS STOP

new parking bay

roof
light

roof	roof
light	light

root
light

root
light

OUT BUILDING

2. Invert the roof of typical solar panels

- roof
- light

root
light

light

roof
light

real
light

— { root
light

Maw fence line

New fence line

SECRET

1.100 (2A.3)

PROJECT NO.

10602

DEPARTMENT OF

10

REVIEW

D

PROJECT

Chapel
Chalpel Lane
West Bradford

Drawing Name

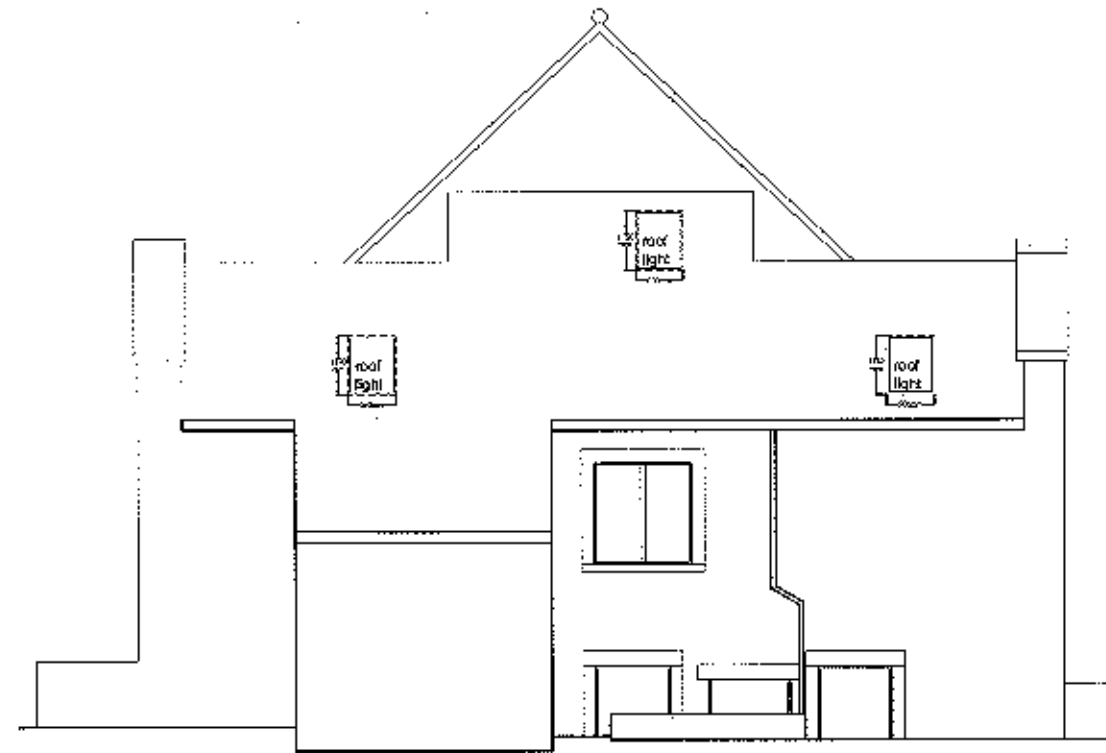
Proposed site plan

Site plan

GRAVEYARD

Scale: 1:100

32 013 005 0 P.



East facing elevation

Scale: 1:100



West facing elevation

Scale: 1:100

AMENDED PLANS RECEIVED

DATE 31/1/13

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

This drawing is copyright.

REVISION

- A - Amended scale and page size, added description to roof light
- B - Changed roof plan regarding amount of roof light
- C - Added alterations to the roof light

320130050P

SCALE:
1:100 @ A1

PROJECT NO.	DRAWING NO.	REVISION
10002	E1	C

PROJECT

Chapel
Chapel Lane
West Bradford

Drawing Name

Proposed elevations sheet 1

AMENDED PLANS RECEIVED
DATE 31/13

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

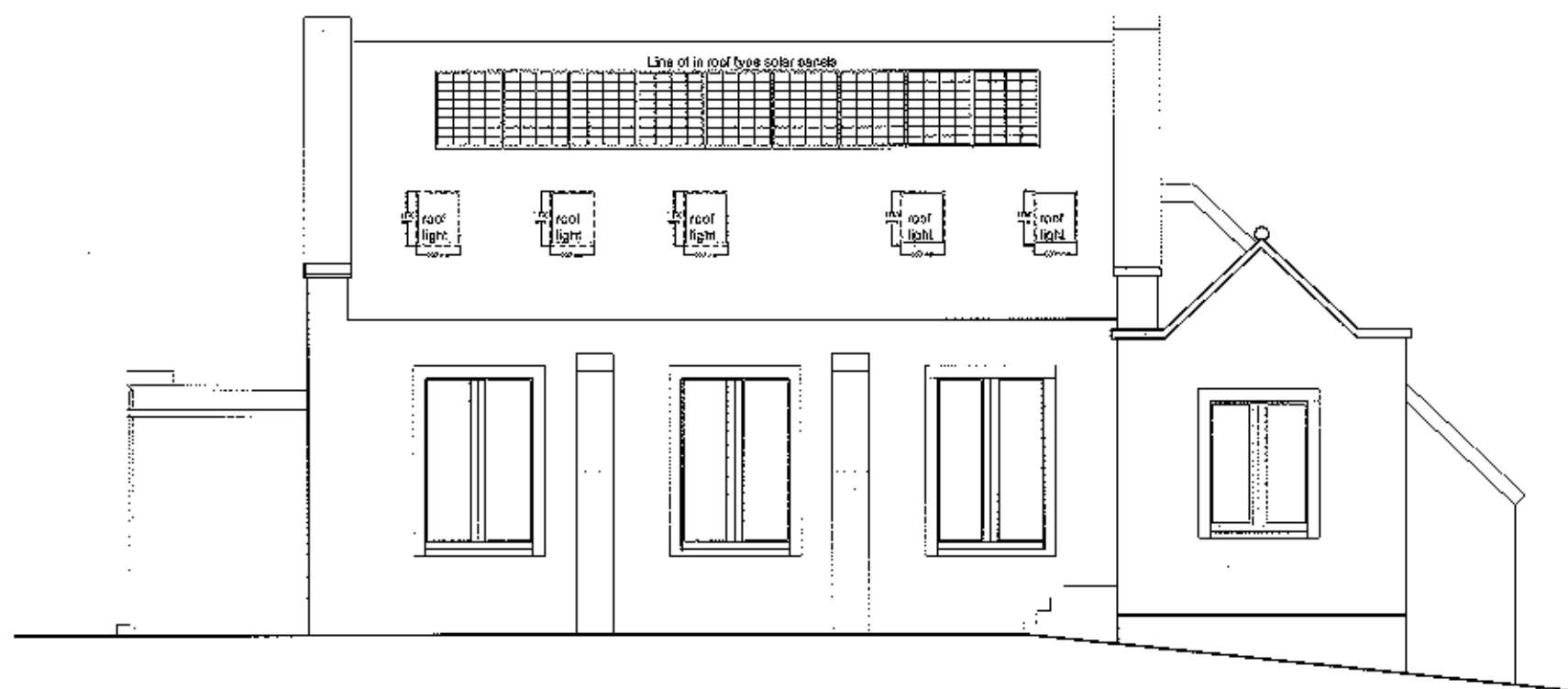
This drawing is copyright.

REVISION

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

B - Changed roof plan regarding amount of roof lights, added two more to solar panels

C - Added dimensions to the roof lights



South facing elevation

Scale: 1:100

320130050P

SCALE

1:100 @A3

PROJECT NO	DRAWING NO	REVISION
10002	12	C

PROJECT

Chapel
Chapel Lane
West Bradford

Drawing Name

Proposed elevations sheet 2

AMENDED PLANS RECEIVED
DATE 31/13



320130050P

North facing elevation

Scale: 1:100

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

This drawing is copyright.

REVISION

- A - Amended scale and paper size, added description to roof light
- B - Changed roof plan regarding location of roof lights and animal control locations to roof light
- C - Added dimensions to roof lights

SCALE

1:100 @A3

PROJECT NO.	DRAWING NO.	REVISION
10002	13	C

PROJECT

Chapel
Chapel Lane
West Bradford

Drawing Name

Proposed elevations sheet 3