

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: / Mr First name: Jeffrey

Last name: Cowling

Company (optional): Grindleton Consolidated Charity

Unit: House number: House suffix:

House name: / Scott Croft

Address 1: Brow Top

Address 2: Grindleton

Address 3:

Town: Nr Clitheroe

County:

Country:

Postcode: BB7 4QR

2. Agent Name and Address

Title: Mr First name: Jeffrey

Last name: Marshall

Company (optional): Jeff Marshall & Associates

Unit: House number: House suffix:

House name: Swindlehurst Barn

Address 1: Back Lane

Address 2: Grindleton

Address 3:

Town: Nr Clitheroe

County:

Country:

Postcode: BB7 4RW

3. Description of the Proposal

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

Change of use of redundant community centre (Old School House) to three bedroomed single storey dwelling at Lane Ends

Is 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 on application submission

Is the building, work or change of use been completed?

☐ Yes

☐ No

If yes, please state the date when the building, work

change of use was completed (DD-MM/YYYY):

Date must be on application submission

10. Materials

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

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	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	Stone	Stone	☐	☐	210/3/3
Roof	Blue slate	Blue slate	☐	☐	210/3/3
Windows	Upvc & wood	Timber (hardwood)	☐	☐	
Doors	Timber & glass	Timber & glass	☐	☐	
Boundary treatments (e.g. fences, walls)	Stone walls & railing	Stone walls & railing	☐	☐	210/3/3
Vehicle access and hard-standing	Wrote iron gates play ground	Access to be increased to all for improved access & egress	☐	☐	
Lighting		External light by door & steps	☐	☐	
Others (please specify)			☐	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Location Plan Existing Layout 210/3/1
Existing Elevations 210/3/2
Scheme III 210/3/3

11. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	N/A	3	3
Light goods vehicles/ public carrier vehicles	N/A	N/A	—
Motorcycles	N/A	N/A	—
Disability spaces	N/A	N/A	—
Cycle spaces	N/A	N/A	—
Other (e.g. Bus)	—	—	—
Other (e.g. Bus)	—	—	—

15. 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

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Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐	1					
Flats and maisonettes	☐	0					
Live-work units	☐	0					
Cluster flats	☐	0					
Sheltered housing	☐	0					
Bedsit/studios	☐	0					
Unknown type	☐	0					
Totals (a + b + c + d + e + f + g) =							1

Totals (a + b + c + d + e + f + g) = 1

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

Totals (a + b + c + d + e + f + g) =

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

Totals (a + b + c + d + e + f + g) =

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

Totals (a + b + c + d + e + f + g) =

Total proposed residential units (A + B + C + D) = 1

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐	0					
Flats and maisonettes	☐	0					
Live-work units	☐	0					
Cluster flats	☐	0					
Sheltered housing	☐	0					
Bedsit/studios	☐	0					
Unknown type	☐	0					
Totals (a + b + c + d + e + f + g) =							0

Totals (a + b + c + d + e + f + g) = 0

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

Totals (a + b + c + d + e + f + g) =

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

Totals (a + b + c + d + e + f + g) =

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

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): 1

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

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Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

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)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

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.

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The steps taken were:

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Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

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On the following date (which must not be earlier than 21 days before the date of the application):

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Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

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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:

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Or signed - Agent:

<i>J Marshall</i>

Date (DD/MM/YYYY):

24/5/2013

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):

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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:

☐

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:

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Or signed - Agent:

<i>J Marshall</i>

Date (DD/MM/YYYY):

24/05/2013

date cannot be pre-application)

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CONVERSION OF OLD SCHOOL HOUSE AT LANE ENDS TO A DWELLING

DESIGN AND ACCESS STATEMENT

The existing school house was built in two parts, one in 1874 and the latter addition in 1926. The building has been a community centre since the closure of the school in the 1970's but latterly used once a fortnight for a sewing class. The building has had little repair and maintenance and become unfit for purpose and derelict.

It was placed on the market in July/August 2007 with little response and at a very low price without planning approval.

Design

The design of the building and site follows the discussions held at the planning office with consideration given to the two different building styles of the property. Keeping the elongated style of the structure

The proposed extension to the west gives a ground floor bedrooms suite. This enables the scheme to remain single story and reduces the necessity for a large floor area to the new first floor element of previous schemes.

The older part (1874) of the school is kept as a single storey, allowing the cross truss to remain internally and keeping the window style the same with the stone surround and mullions. The same style has been copied to the rear of the development for the new single storey extension.

The east end of the original structure contains the living space and kitchen. This in turn has allowed the existing cellar to remain but still accessed externally. The windows have been visually improved by placing a central stone mullion to each.

I have endeavoured to keep the integrity of the development, as seen from the road, as close as possible to the original.

Access

The existing access to the site has been modified in width increasing it to 3000mm, this enables ease of vehicular access and egress from the road and car parking on site. The part wall and railing are to be reconstructed to maintain the character of the development road frontage

Jeff Marshall

LANE ENDS OLD SCHOOL HOUSE



FRONT YARD ELEVATION



FRONT ELEVATION FROM ROAD



WINDOW DETAIL



REAR ELEVATION

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Bat Survey
Lane Ends
Community Centre
Grindleton
BB7 4PH.

D.G.Hodgson,
9 Craven Terrace,
Settle,
North Yorkshire,
BD24 9DB.
01729823219.
davidghodgson@btinternet.com

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This site showed no visible signs of any bats. This building is a perfect site for a bat roost; ideal as bats are visible foraging around the area but because of the poor state of the building starlings appear to be using this as a nesting site obviously putting off the bats. Plenty of access points are available but no places could be found that bats were using to make use of this property. If the property is developed then it may be useful to add a ventilation tile to the ridge and if possible a couple of entry points below the roof plate to give access to the wall cavity. This could be done (if the roof is removed) by adding ventilation tiles or by leaving a small opening in the mortar work; this would provide temporary roost sites for any passing bats.

Photo 1 (North side) shows points where starlings are entering to nest and roost.

Photo 2 (South side) shows slipped slates that cause water to get into wall making it unsuitable for bats to roost.

Photo 3 shows slipped slates.

Photo 4 shows boards tight to wall so giving few or no entry points for bats.

David

D.G.Hodgson 14th October 2011.

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