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# PLANNING STATEMENT

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PROPOSED REFRESHMENT KIOSK,  
THE VALLEY LEADERSHIP ACADEMY,  
FEARNS MOSS, BACUP, OL13 0TG

AUGUST 2022

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HASLINGDEN GIRLS AND LADIES FC



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# 1.0 Introduction

Haslingden Girls and Ladies FC was formed in 1996 with the aim of increasing the profile of girls' and ladies' football in the local area and to offer coaching and playing opportunities to all members. The club, which is a charitable organisation affiliated to Lancashire FA, currently has approximately 250 playing members from the age of 5 upwards and runs eighteen teams. It is the largest female-only club in the area, is an FA Charter Standard Club, and is one of just four female-only Nike Partner Clubs in the UK.

Although the club uses a number of venues around the Rossendale area, the majority of its matches and training sessions take place on the 3G and grass pitches at The Valley Leadership Academy, with training sessions held there on Wednesday and Thursday evenings and matches throughout Sunday. In addition to players and coaches, matches attract a large number of parents and supporters; however there is currently no shelter available on site and no facilities for the provision of refreshments.

## 2.0 Proposal

The proposal is to demolish an existing derelict timber building on the site, (see photographs P1, P2, P3), and to install a prefabricated building to provide a facility for the provision of beverages, soft drinks and confectionery. The new building will also provide a small amount of indoor seating. The existing building is structurally unstable with a collapsing roof and rotting timbers and is beyond repair. As part of the works a container used for the storage of football equipment will be relocated from its existing location in the school grounds (indicated as position A in Fig.1) to sit behind the new kiosk and adjacent to an existing similar container (indicated as position B in Fig. 1).





Photograph P1 – existing building front elevation



Photograph P2 – existing building rear elevation





Photograph P3 – existing building internal

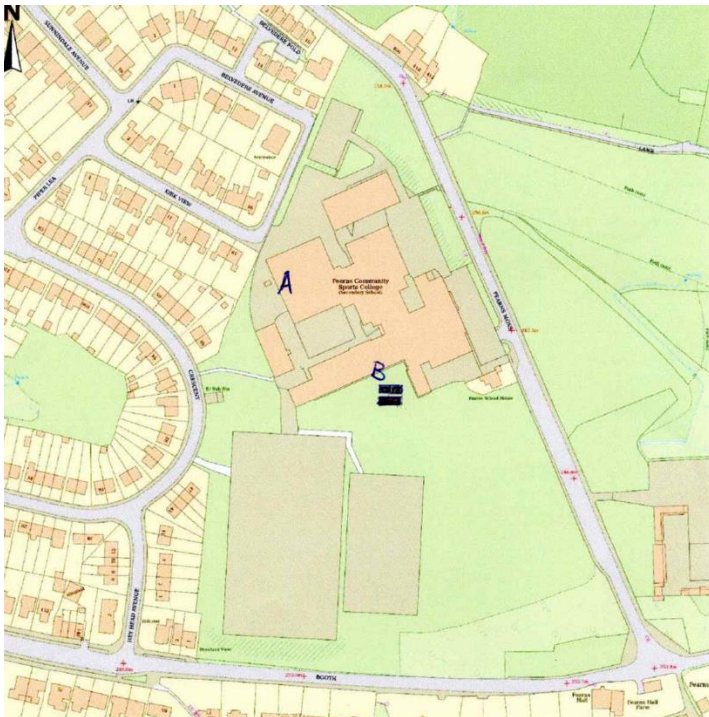


Fig. 1 – relocation of existing storage container

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## 3.0 Site Location

The site of the development is on the school playing fields, (refer to site location plan 1:2500, Appendix), which are owned by Lancashire County Council and held on a long-term lease by Star Academies. The nearest occupied building is the school (office and toilet block) which will be 9 metres away from the kiosk at its closest point. The school is unlikely to be occupied when the proposed building is in use. The caretaker's house which is presently unoccupied is 50 metres to the east and on the far side of the offices. The nearest residences outside the school grounds are on Booth Crescent some 100 metres to the west of the proposed development.

## 4.0 Proposed Building

### 4.1 Description

The new kiosk is a modified shipping container which has been professionally fitted out by a specialist company and includes a small kitchen area and some seating. Refer to Photograph P5.

### 4.2 Building Materials

The kiosk is constructed from painted profiled steel with glazed bi-fold doors to the front elevation and a window to the side elevation.

### 4.3 Drainage

Foul sewage, which will be limited to waste from the sink, will be disposed of by connecting into the existing drainage system to the rear of the toilet block. Surface water drainage will be discharged to a soakaway.

### 4.4 Waste

Bins for litter collection will be provided and waste will be disposed of in the school bins.



## 4.5 Security

Steel security shutters are to be fitted for when the building is not in use. CCTV cameras and a burglar alarm are also to be installed.



Photograph P5

## 5.0 Proposed External Works

### 5.1 Hard Landscaping

A concrete-paved seating area is to be provided to the south of the kiosk. The existing retaining wall will be retained and edge protection provided by a steel handrail on timber posts. The existing fence panels will be re-used where possible. The existing timber steps will be replaced or refurbished using similar materials. A 1.5m wide timber-edged path constructed from stone chippings will link the seating area with existing access routes.

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## 5.2 Trees and Hedges

Immediately to the east of the existing building is a Leylandii conifer and a self-seeded cherry tree. These are to be removed to provide improved visibility of the proposed development from the school office.

## 6.0 Transport

The proposed development is ancillary to the existing site operations and will not attract any additional traffic nor will require any additional parking.

## 7.0 Hours of Operation

It is anticipated that the proposed building will mainly be used on Sundays between the hours of 9am and 5pm; although it may also be used on training evenings, (currently Wednesdays and Thursdays from 6pm to 9pm), and occasionally on other evenings for purposes associated with the club such as administrative meetings. It will generally only be used within the hours of operation of the sports pitches. The adjacent club storage container will be accessed on training and match days. The existing school storage container's use will be as existing.

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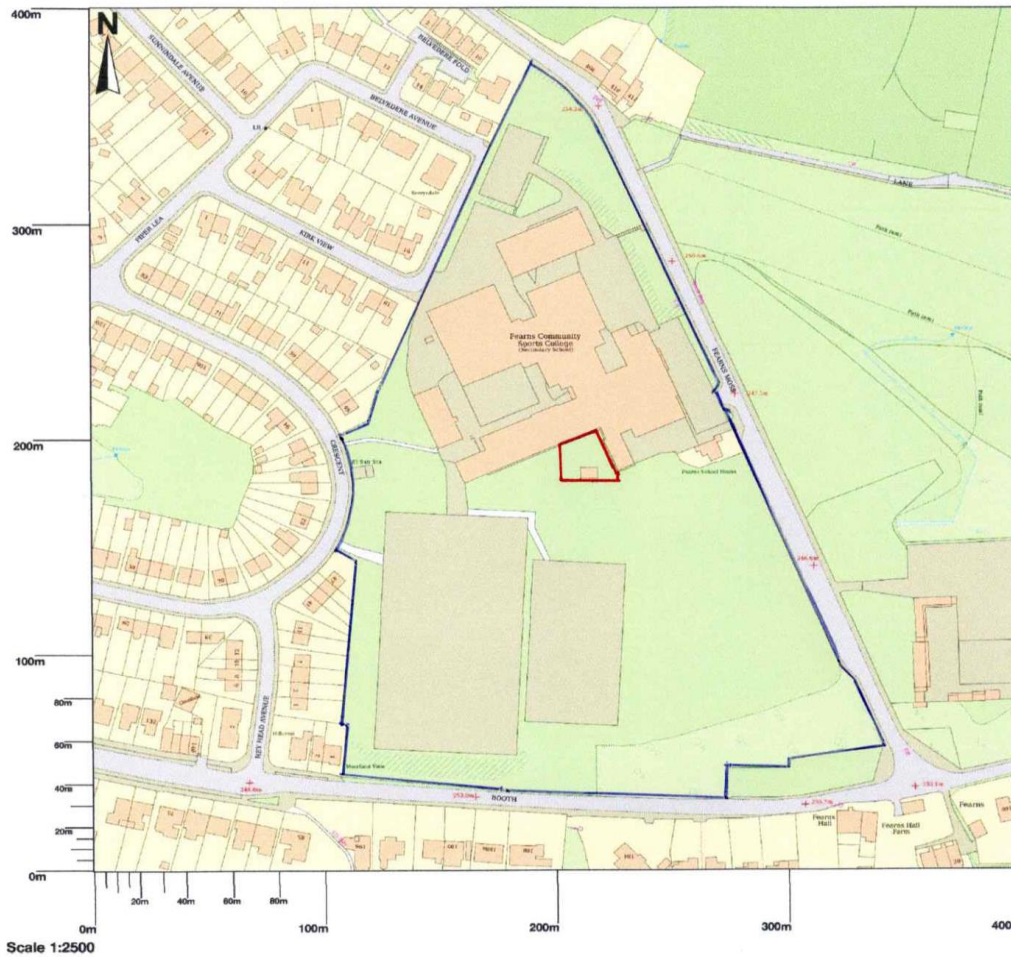
# Appendix

Refer to the submitted full size plans for scaled versions of the drawings contained within the Appendix.



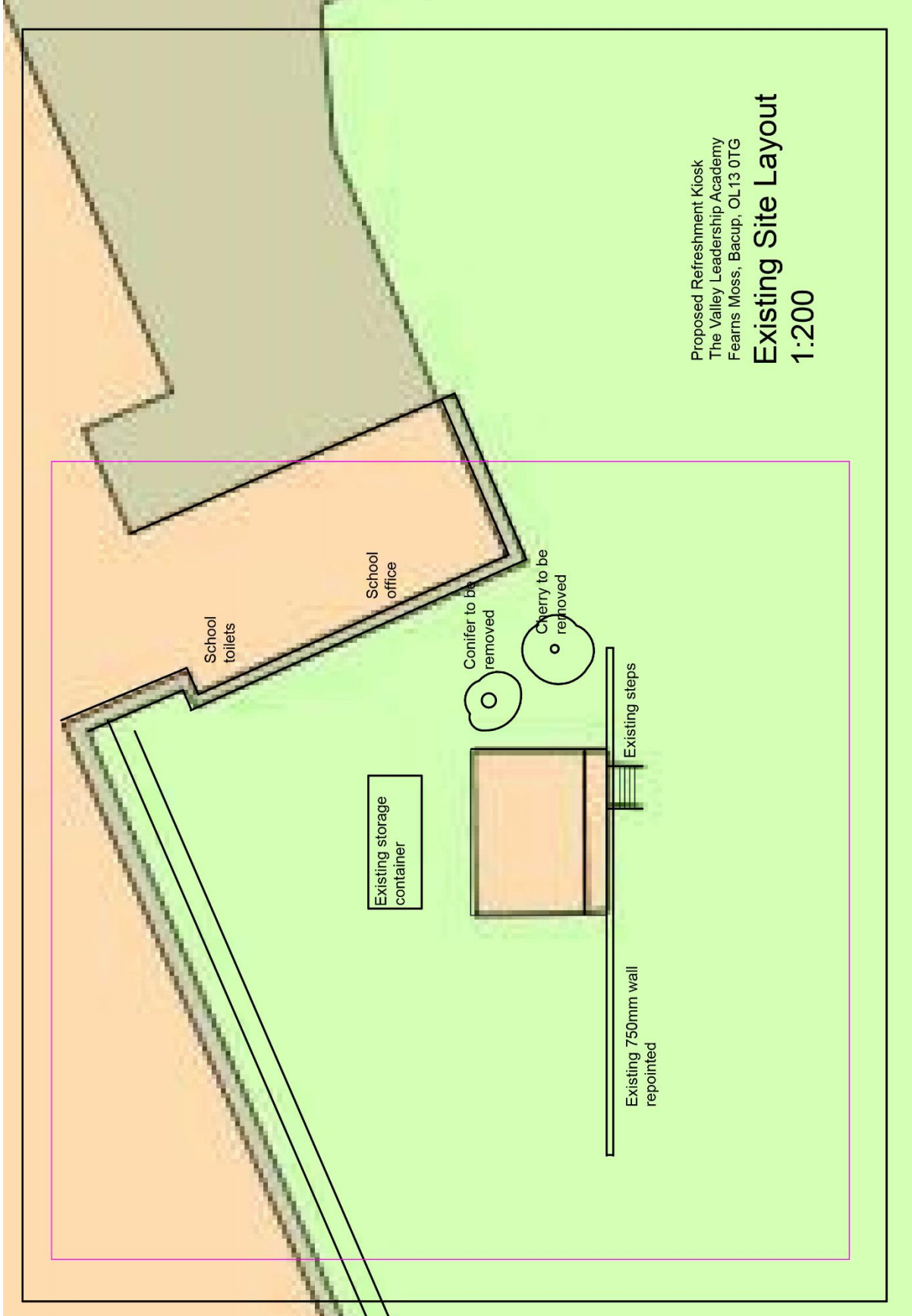


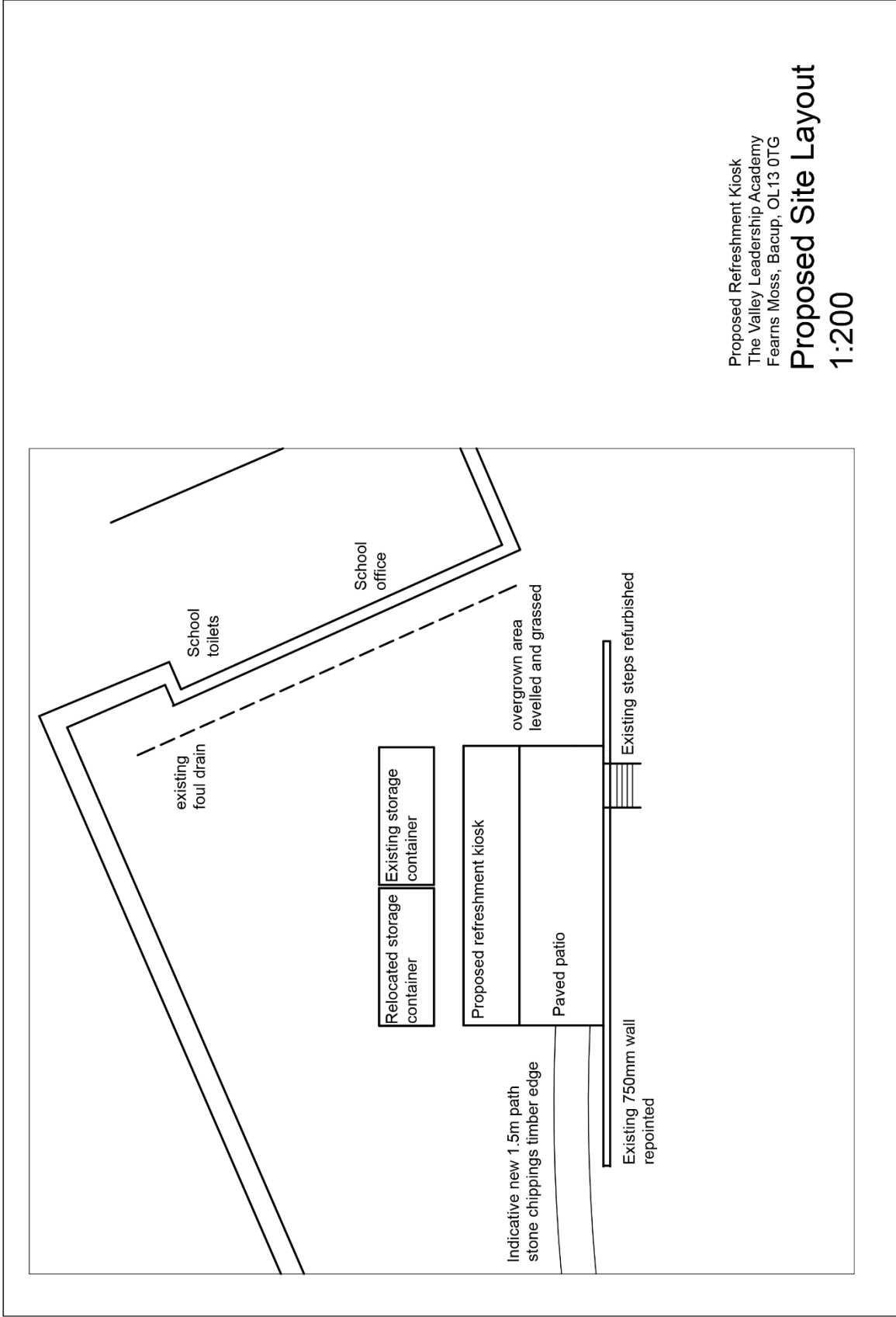
## Refreshment Kiosk, The Valley Leadership Academy, Fearn Moss, Bacup, OL13 0TG



Map area bounded by: 384069,421909 384469,422309. Produced on 02 August 2022 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2022. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p16b/uk/833058/1125900

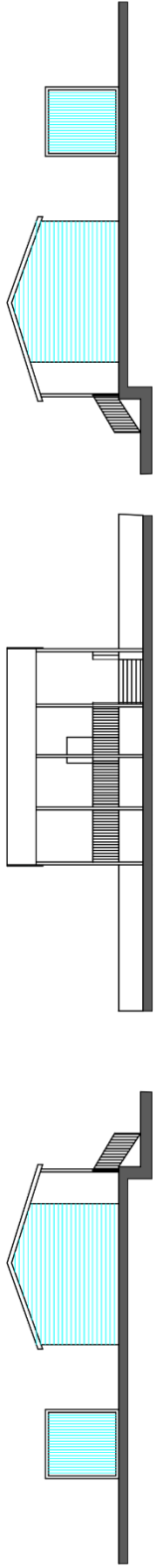
Site Location Plan 1:2500





Proposed Refreshment Kiosk  
 The Valley Leadership Academy  
 Fearn Moss, Bacup, OL13 0TG  
**Proposed Site Layout**  
**1:200**

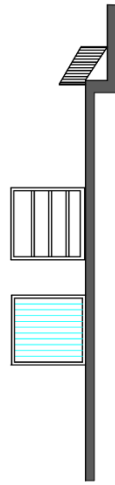




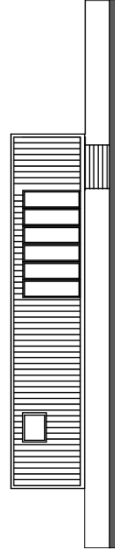
Existing West Elevation

Existing South Elevation

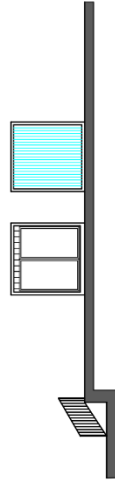
Existing East Elevation



Proposed West Elevation



Proposed South Elevation  
Handrail omitted for clarity



Proposed East Elevation

## Existing and Proposed Elevations 1:200

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