

Address: Development Management
Cheshire West and Chester Council,
4 Civic Way, Ellesmere Port, CH65 0BE

Tel: 0300 123 7027

Email: planning@cheshirewestandchester.gov.uk

Web: www.cheshirewestandchester.gov.uk



Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

dr

First name

Declan

Surname

Kelly

Company Name

Tarporley Baptist and Methodist Chapel

Address

Address line 1

High St

Address line 2

Tarporley

Address line 3

Cheshire

Town/City

Tarporley Cheshire

County

Country

United Kingdom

Postcode

cw60ax

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- Yes
 No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

We wish to install Solar Panels on the south facing roof of Tarporley Chapel . The roof area is not overlooked and will comply with the CWAC guidance for the fitting of the solar panels

Does the proposal consist of, or include, a change of use of the land or building(s)?

- Yes
 No

Has the proposal been started?

- Yes
 No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Tarporley Baptist and Methodist Chapel High St Tarporley CW6 OAX wish to fit Solar Panels to the large south facing roof of the chapel . The roof is not overlooked and the panels will not contravene the guidance provided for the fitting of the panels .
To allow the Chapel to apply for grant support for this project from CWAC and other organisations we need to demonstrate that the development complies with planning guidance. We have been informed that we will be unable to use the Spacehive Crowdfunding initiative form CWAC unless we provide approval documentation for the project.
We are seeking a Legally Permitted Development

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

The Chapel was refurbished in 2016 and has an active and growing congregation. The space is now multi use and a wide range of community groups use the chapel on a regular basis. There is weekly mother and toddlers group, Ante natal groups, Elderly and Warm Space groups. Film Afternoons, Saturday coffee.

We wish to reduce our running costs by having Solar panels and battery technology installed. We also wish to help the environment and reduce our fossil fuel dependence as part of our Eco Church initiative.

Select the use class that relates to the existing or last use.

F2 - Local community

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

F2 - Local community

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Is the proposed operation or use

- Permanent
 Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Our Solar PV contractor proposals for the project will comply with the current CWAC planning guidance. We will not proceed with the project unless we are confident of this. We have not budgeted for the costs of having an agent help us with this application as we would need congregation approval for this extra cost. We require an LDC to allow us to apply for grant support towards the project. We missed out on the last round of Spacehive CWAC crowdfunding for the project as we didn't have an LDC in place. Given the recent surge in the cost of energy for everybody its imperative that projects like ours are supported as it sends a positive message to the local community that there are alternatives to fossil fuel dependence.

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?

- The agent
 The applicant
 Other person

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

17/01/2023

Details of the pre-application advice received

Ben sent me a link to the planning portal for the LPC application
He wasn't able to help me with any of the questions as not his role

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

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

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

***** REDACTED *****

Have they been informed of the application?

- Yes
- No

Declaration

I / We hereby apply for Lawful development: Proposed use as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Declan Kelly

Date

09/03/2023