

24/00982/FUL - Mills Hill Baptist Church
Application for temporary modular building (2 years)

Additional supporting statement

In response to issues raised by the local planning authority (Rochdale Borough Council), this additional note has been prepared to support the application.

Reason for needing a temporary modular building

The current church building has only 2 small side rooms available, in addition to the main hall which is used for congregational worship. These 2 side rooms are used for children's activities during Sunday services, as well as for other church-related meetings and activities. The average number of children attending the church with their parents or other carers is increasing, and the church membership needs to cater for this numerical growth by providing additional space for the children's activities on a permanent basis.

The church's intention is to seek planning permission to construct a permanent extension to the rear of the church building. This project will be funded by the proceeds which have recently become available to the church from the sale of the former church hall on the east side of Mills Hill Road (within Oldham Metropolitan Borough Council).

Whilst the church is committed to this project and now has the funds available to undertake it, it is likely to take approximately 2 years (i.e. early 2027) to draw up architectural plans for the proposed extension, secure planning permission, and complete construction.

In the meantime, the church urgently needs to have more space to support its work with the increased numbers of children, hence the proposed temporary solution of a modular building to be temporarily sited on land owned by and adjacent to the church building.

Duration of temporary modular building

This application is seeking permission for the temporary modular building for up to **2 years**, enabling the children's needs to be met whilst the planning permission for a permanent extension is sought and the build completed.

Impact of the temporary modular building on the graveyard

The modular building would be lifted into place by a moveable crane mounted on a lorry, which therefore needs to be adjacent to the intended site. The only accessible delivery point for the lorry is to lift the modular building into the graveyard from the short unadopted road adjacent to the southern boundary of the graveyard which provides access to the car park owned by Mizkan Ltd.

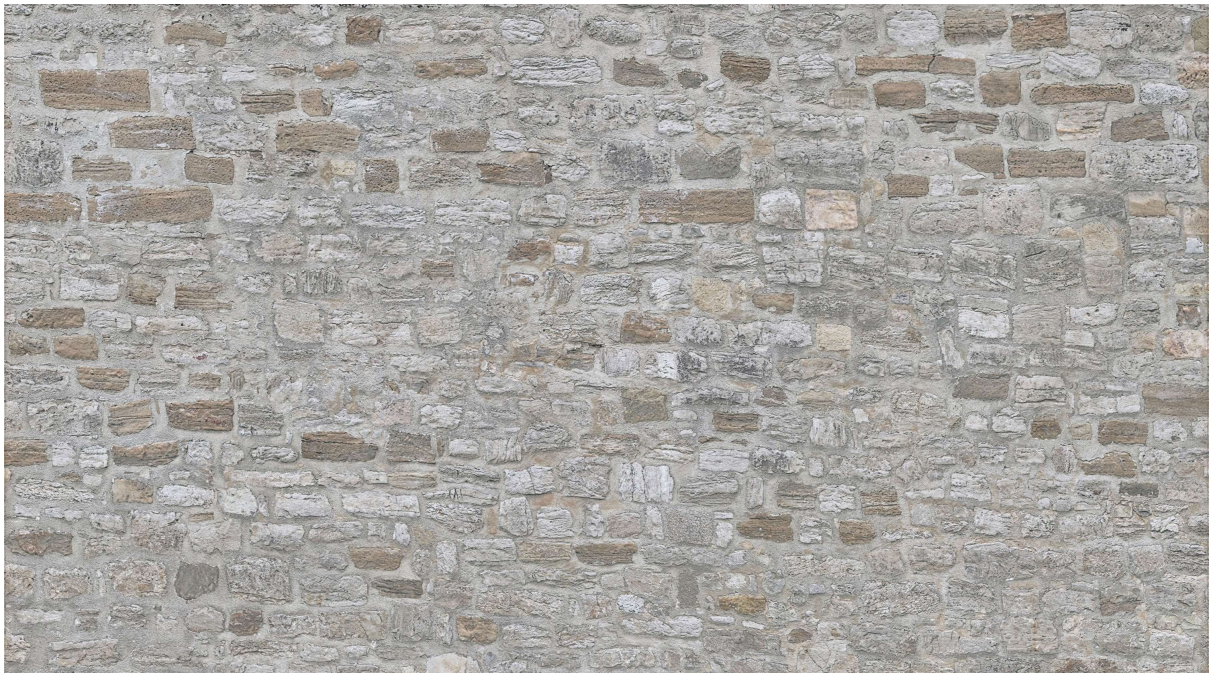
Along this side of the graveyard, the proposed modular building can be carefully lowered into a position which will only affect one small gravestone. This will be temporarily laid horizontally whilst the modular building is in position to ensure it is not damaged, and put back into its original position when the modular building is removed.

External appearance of the temporary modular building

To minimise the visual impact of the temporary modular building on the setting of the church building, the firm renting it to the church (Manchester Cabins, Tweedale Way, Chadderton, Oldham, Lancashire, OL9 7LD) is able to apply coloured vinyl sheets to the north and east elevations, which are the only elevations visible from outside the site or by people viewing it alongside the church's front elevation. (The south and west elevations will be against the adjacent privet hedge).

This vinyl can either:

- Be coloured dark green, to help the modular building to blend with the adjacent evergreen privet hedge,
- Incorporate a photographic image of a pointed stone wall. This will help the modular building to blend with the adjacent church building, which also has a pointed stonework walls. The image below is the photograph which would be applied to the vinyl.



The church will instruct Manchester Cabins to apply whichever of these options the planning authority prefers.

David Robinson
Trustee of Mills Hill Baptist Church
12 February 2025