



RIBBLE VALLEY BOROUGH COUNCIL

06 OCT 2011
FOR THE REGISTRATION OF

For office use only
Application No: 320110819P
Date received
Fee paid £ Receipt No:

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

Application for removal or variation of a condition following grant of planning permission. Town and Country Planning Act 1990. Planning (Listed Buildings and Conservation Areas) 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: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text" value="REDACTED"/>	<input type="text"/>

Mobile number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Fax number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text" value="01200443107"/>	<input type="text"/>

Mobile number:

<input type="text"/>	<input type="text" value="07808003035"/>	<input type="text"/>
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Fax number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Email address:

3. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:
House name: STABLES BARN
Street address: SLAIDBURN ROAD
WADDINGTON
Town/City: CLITHEROE
County:
Postcode: BB7 3JJ

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 372495
Northing: 445776

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

5. Description of Proposal

Please provide a description of the proposed development as shown on the decision letter:

Extend garage to form holiday cottage and garage (integral).

Application reference number: 3/2006/0627

Date of decision: 11/10/2006

Please state the condition number(s) to which this application relates:

Condition number(s): 4

Has the development already started? Yes No If Yes please state when the development was started: 08/08/2009

Has the development been completed? Yes No

6. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed:

The applicants for personal health and age reasons wish to live in a smaller house but to remain in the immediate area. For this reason they wish to use the cottage as a permanent residence.

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

N/A

7. 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

8. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant 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 the application relates.

Title: Mr First name: Andrew Surname: Walker

Person role: Agent

Declaration date: 05/10/2011

Declaration made

8. Certificates (Agricultural Land Declaration)

320110819P

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

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Date

PLANNING SUPPORT STATEMENT**APPLICATION TO REMOVE CONDITION 4 OF PERMISSION 3/2006/0627****STABLES BARN, MILL LANE, WADDINGTON**

1. Condition 4 of application 3/2006/0627 restricts occupancy of the building so that it cannot be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. The applicants are aware of cases elsewhere in the Borough where similar restrictions have been lifted to allow permanent residential use and seek a similar release for the cottage at Stables Barn.
2. The reason for imposing Condition 4 on the application was given as "in order to comply with Policies G1, ENV1, SPG – Housing of the Ribble Valley Districtwide Local Plan."
3. The applicants currently occupy Stables Barn but for personal reasons related to health and age wish to down-size their accommodation. They also wish, however, to remain living in the immediate area which has been their home for many years. For this reason they are seeking to make the cottage their permanent home.
4. Dealing first with the SPG, this imposed restrictions on new residential development against a background where the Borough was in a significant over-supply situation. The basis for the policy position taken by the SPG was PPG 3 and the emerging Lancashire Structure Plan of 2002. All of these policy documents are now out of date and replaced by more modern policy which show that the Borough is in a housing under-supply situation. As such the SPG no longer provides a valid reason for refusing this application.
5. The policies of the Local Plan referred to are also not relevant to this proposal. Policy G1 is the general development control policy and the fact that application 3/2006/0627 was approved indicates compliance with this policy. Nothing in this policy would suggest that a holiday let is acceptable but a permanent dwelling is not. Similarly, Policy ENV1, which is concerned with protection of the AONB, relates to all developments and not just to permanent residential uses. As such the considerations which applied to the original consent are unchanged by the removal of Condition 4.
6. As noted earlier the factors which gave rise to refusals on housing policy grounds have now changed and this is evidenced by recent approvals allowing the removal of occupancy restrictions. The applicants are aware of six recent (2011) applications which have been granted including 3/2011/0457 which removed occupancy restrictions on a holiday let. This application is also supported by the personal circumstances of the applicants who wish to continue to live in the vicinity of Stables Barn.