



RIBBLE VALLEY
BOROUGH COUNCIL

15 NOV 2011

For office use only

Application No

320110951P

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:	Mr & Mrs	First name:	A & G	Surname:	Riding
Company name:					
Street address:	The Barn			Telephone number:	
	Preston Road				
	Alston			Mobile number:	
Town/City:	Preston			Fax number:	
County:				Email address:	
Country:					
Postcode:	PR3 3BL				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Peter	Surname:	Bamber
Company name:	PGB Architectural Services Ltd				
Street address:	Lily Cottage			Telephone number:	
	12 Glen Avenue				
	Knowle Green			Mobile number:	
Town/City:	Preston			Fax number:	
County:	Lancashire			Email address:	
Country:	United Kingdom				
Postcode:	PR3 2ZQ			info@pgb-arch.com	

3. Site Address Details

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

Description:

House:		Suffix:	
House name:	THE BARN		
Street address:	PRESTON ROAD		
	ALSTON		
Town/City:	PRESTON		
County:			
Postcode:	PR3 3BL		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	359912		
Northing:	435447		

4. 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:	Mr	First name:	G	Surname:	Thorpe
Reference:	RV\2010\ENQ\0073				
Date (DD/MM/YYYY):	26/03/2010		(Must be pre-application submission)		

Details of the pre-application advice received:

Justified subject to demonstrating no detrimental effect on the rural economy

5. Description of Proposal

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

Resubmission of proposal to convert existing outbuildings into holiday cottage

Application reference number: 3/2006/0273

Date of decision: 17/05/2006

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

Condition number(s):

11

Has the development already started? ☒ Yes ☐ No If Yes, please state when the development was started:

17/05/2007

Has the development been completed? ☐ Yes ☒ No

6. Condition(s) - Removal

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

To allow the building to be used as permanent residential accommodation

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

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 B)

Certificate of Ownership - Certificate B

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

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) 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 or building to which this application relates.

8. Certificates (Certificate B - continued)

Notice recipient		320110051 P	
Name	Mr and Mrs K and N Forshaw		
Number:		Suffix:	
Street:	Meadow Preston Road		
Locality:	Alston		
Town:	Preston		
Postcode:	PR3 3BL		
Title: Mr		First name: P	Surname: Bamber
Person role: Agent	Declaration date: 11/11/2011		☒ Declaration made

8. Certificates (Agricultural Land Declaration)**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: Mr	First Name: P	Surname: Bamber
Person role: Agent	Declaration date: 11/11/2011	☒ 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 11/11/2011

320110951P

Planning Statement

The Barn Preston Road
Alston PR3 3BL

For Mr and Mrs A and G
Riding

PROPOSAL: The removal of condition 11 of Planning Permission 3/2006/0273 to allow the building to be used as permanent residential accommodation.

Planning permission 3/2006/0273 was for the Resubmission of proposal to convert existing outbuildings into holiday cottage.

Condition 11 states: *The unit of accommodation shall not be let to or occupied by anyone person or group of persons for a continuous period of longer than 3 months in anyone year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis*

At the time of the application this condition was created In order to comply with Policies G1, G5, ENV3 and RT3 of the Ribble Valley Districtwide Local Plan. The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation.

Saved policy H23 states that proposals to remove a condition restricting occupancy in this way will be refused '*unless the proposal conforms to the normal development control policies*' saved policy H2 is therefore relevant. Policy H2 limits residential development in the open countryside, but allows conversion of buildings for this purpose provided a number of criteria are met:

- 1 The building is within a group of other dwellings (which this one is)
- 2 A scheme of residential conversion has previously been approved (i.e. the holiday let)

Currently the Council are no longer in a situation of housing oversupply and as such the retention of the condition limiting occupancy to holiday let is unjustified.

This is demonstrated by of number of successful applications to remove similar conditions. Where they have been refused the property has been within an Area of Outstanding Natural Beauty and/or in a remote area of the countryside. This property is off a

320110951P

well serviced main road between Longridge and Preston and although it is in the open countryside it is not in and AONB.

Whilst the permission currently relates to a holiday unit, supporting documentation demonstrates the unit is not marketable in its location compared with other areas of the Ribble Valley. Similarly the unit has never been completed and as such has never contributed to the economy of the Borough.

Dewhurst Homes

5th August 2011

F.A.O Mr. Peter Bamber

Re: The Barn, Preston Road, Longridge

320110951P

Dear Peter

Further to the above property which has been on the market with Dewhurst Homes since 3rd July 2010 and removed on 28th July 2011, unfortunately a sale proved difficult and I personally feel this is due to the property being a holiday let.

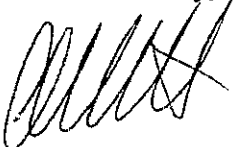
During the period of just over 12 months, we have continually matched the property with our existing and new applicants, following these up which did not generate any viewings

The property has also had exposed marketing through both local newspapers and the internet base sites such as Rightmove and Zoopla.

There currently is no demand for holiday let properties.

If you require any further information, please do not hesitate to contact me

Yours faithfully,



Chris Dewhurst
Managing Director

Dewhurst Homes Limited Registered in England No: 05415814 Director : Chris Dewhurst Secretary : Mark Dewhurst
VAT registration No 981 044 130

8 Towneley Parade, Longridge, Preston, Lancashire PR3 3HU
Tel: 01772 783993 Fax: 01772 786982 mail@dewhursthomes.co.uk
www.dewhursthomes.co.uk

Dewhurst Homes

Date : 5/08/11

Your Ref: THEBA/22302/2

Our Ref: SF / Periodic

re: Marketing of The Barn, Preston Road

We take pleasure in providing our report of the recent activity on your property and this is detailed below.

Date	Applicant	Ref	Date	Amount	Comments
30/06/10		WEB	June		Viewed 21 times / Details issued 6
03/07/10		INSTR		£299,950	Initial Asking Price - New Instruction
03/07/10		MKT		£299,950	Property put on the Market
08/07/10	Mr A Ashworth	PART		£299,950	Details provided by e-mail
08/07/10	Dewhurst Developments	PART		£299,950	Details provided by e-mail
08/07/10	Mrs J Dickens	PART		£299,950	Details provided by e-mail
08/07/10	Mr A Golash	PART		£299,950	Details provided by e-mail
08/07/10	Mr P Hardy	PART		£299,950	Details provided by e-mail
08/07/10	Mr I Joscelyne	PART		£299,950	Details provided by e-mail
08/07/10	Mr D Rowe	PART		£299,950	Details provided by e-mail
08/07/10	Mr M Smith	PART		£299,950	Details provided by e-mail
08/07/10	Mrs J Christie	PART		£299,950	Particulars provided (S)
08/07/10	Mr & Mrs Gascoigne	PART		£299,950	Particulars provided (S)
13/07/10	Mrs P Haken	GMTCH		£299,950	Included in e-mailed Brochure
31/07/10		WEB	July		Viewed 489 times / Details issued 63
01/08/10	Miss M Duval	GMTCH		£299,950	Included in e-mailed Brochure
03/08/10	Mrs B Richardson	GMTCH		£299,950	Included in e-mailed Brochure
09/08/10	Mr & Mrs Brown	PART		£299,950	Particulars Provided
15/08/10	Mrs B Richardson	PART		£299,950	
31/08/10		WEB	August		Viewed 612 times / Details issued 45
04/09/10	Mr G Taylor	GMTCH		£299,950	Included in e-mailed Brochure
30/09/10		WEB	September		Viewed 396 times / Details issued 29
31/10/10		WEB	October		Viewed 402 times / Details issued 22
30/11/10		WEB	November		Viewed 320 times / Details issued 7
31/12/10		WEB	December		Viewed 226 times / Details issued 14
31/01/11		WEB	January		Viewed 388 times / Details issued 27
09/02/11	Gleave Homes Ltd	PART		£299,950	Particulars Provided
28/02/11		WEB	February		Viewed 466 times / Details issued 22
16/03/11	Miss L Hodgkiss	GMTCH		£299,950	Included in e-mailed Brochure
31/03/11		WEB	March		Viewed 503 times / Details issued 15
20/04/11	Mr P Brown	GMTCH		£299,950	Included in e-mailed Brochure
20/04/11	Mrs J Buffey	GMTCH		£299,950	Included in e-mailed Brochure
30/04/11		WEB	April		Viewed 343 times / Details issued 17

Dewhurst Homes Limited Registered in England No: 05415814 Director : Chris Dewhurst Secretary : Mark Dewhurst
VAT registration No 981 044 130

8 Towneley Parade, Longridge, Preston, Lancashire PR3 3HU
Tel 01772 783993 Fax: 01772 786982 mail@dewhursthomes.co.uk
www.dewhursthomes.co.uk

05/05/11		VREP		Periodic Vendor Report Sent
08/05/11	Mrs F Kahn	PART	£299,950	Particulars Provided
31/05/11		WEB	May	Viewed 435 times / Details issued 17
03/06/11		VREP		Periodic Vendor Report Sent
29/06/11	Mr I Aslam	GMTCH	£299,950	Included in e-mailed Brochure
30/06/11		WEB	June	Viewed 457 times / Details issued 11
05/07/11	Mr A Rawlinson	PART	£299,950	Particulars Provided (S)
11/07/11		VREP		Periodic Vendor Report Sent
28/07/11		WDRW		Property Withdrawn from Market

Key	VALU = Valuation, INSTR=New Instruction, ADVT=Advertisement, NPLTR=Mailing Letter, GMTCH=Personal Brochure PART=Particulars Given, VIEW=Viewing, MEMO=Memo, OFFER=Offer, SALE=Sale Proceeding, EXCH=Exchanged COMP=Completed, KEY=Key Movement BOMKT= Back On Market PRICE=Price Change, TEL=Discussed on Phone
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Total Mailings to date:	0	Total Viewings to date:	0
Total Personal Brochures to date:	8	Total Offers received to date:	0
Total Particulars to date:	15		

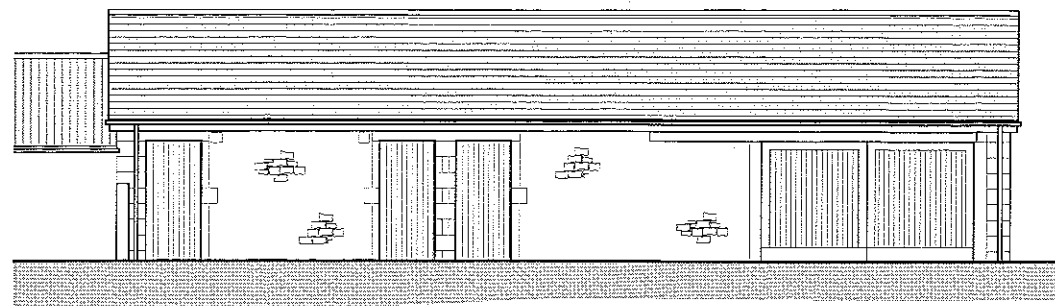
Note Any transaction marked ❖ will have also been included on the previous report

If you have any queries regarding any of the above entries then please do not hesitate to contact us.

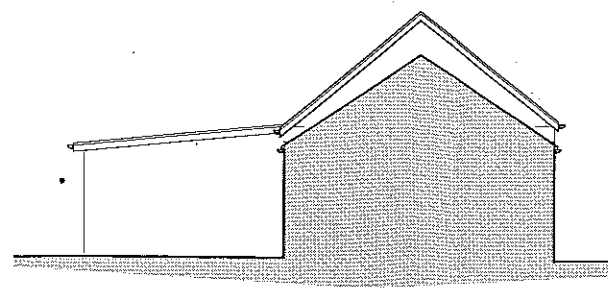
Yours sincerely

Susan Finch
Manager
Dewhurst Homes

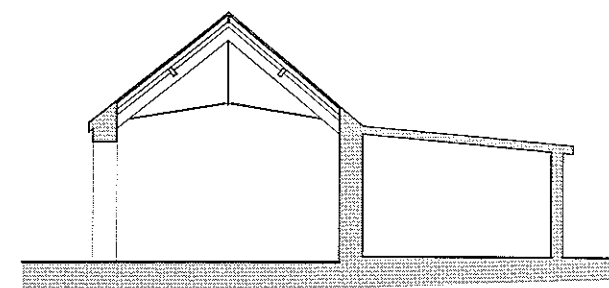
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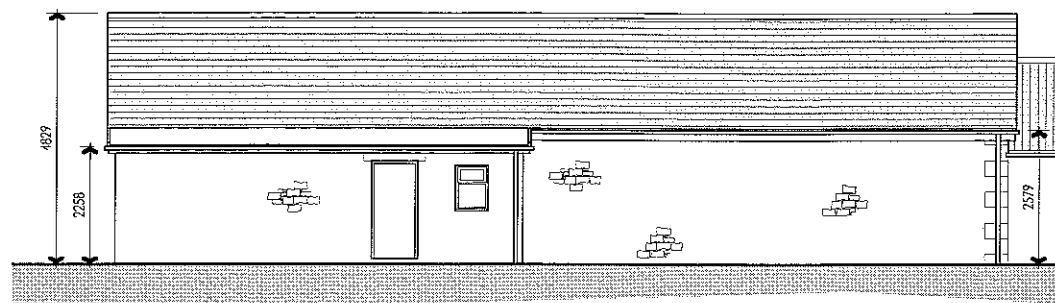
SOUTH WEST ELEVATION



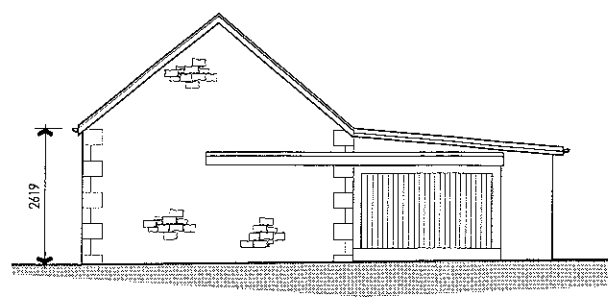
NORTH WEST ELEVATION



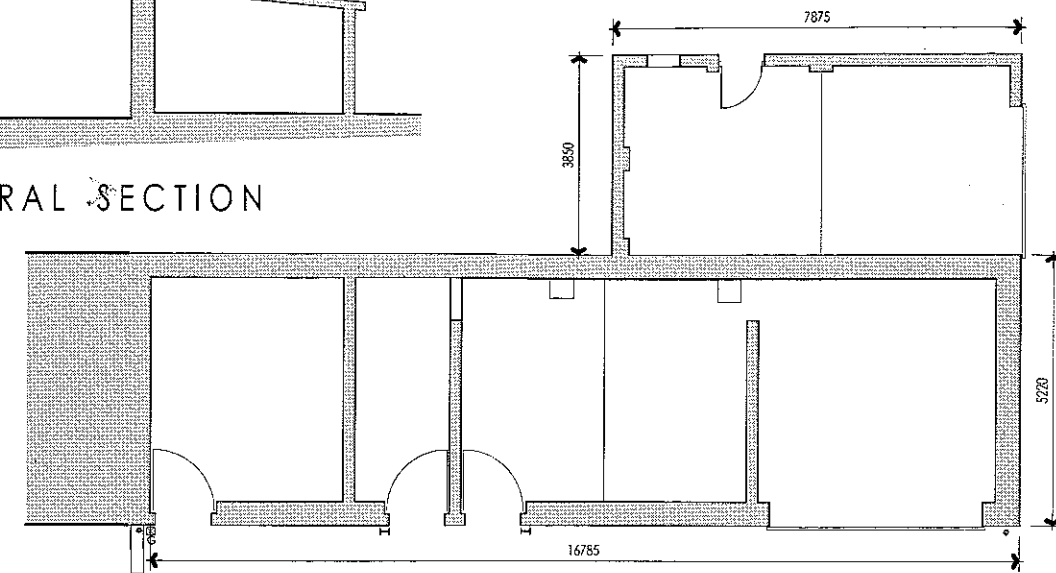
GENERAL SECTION



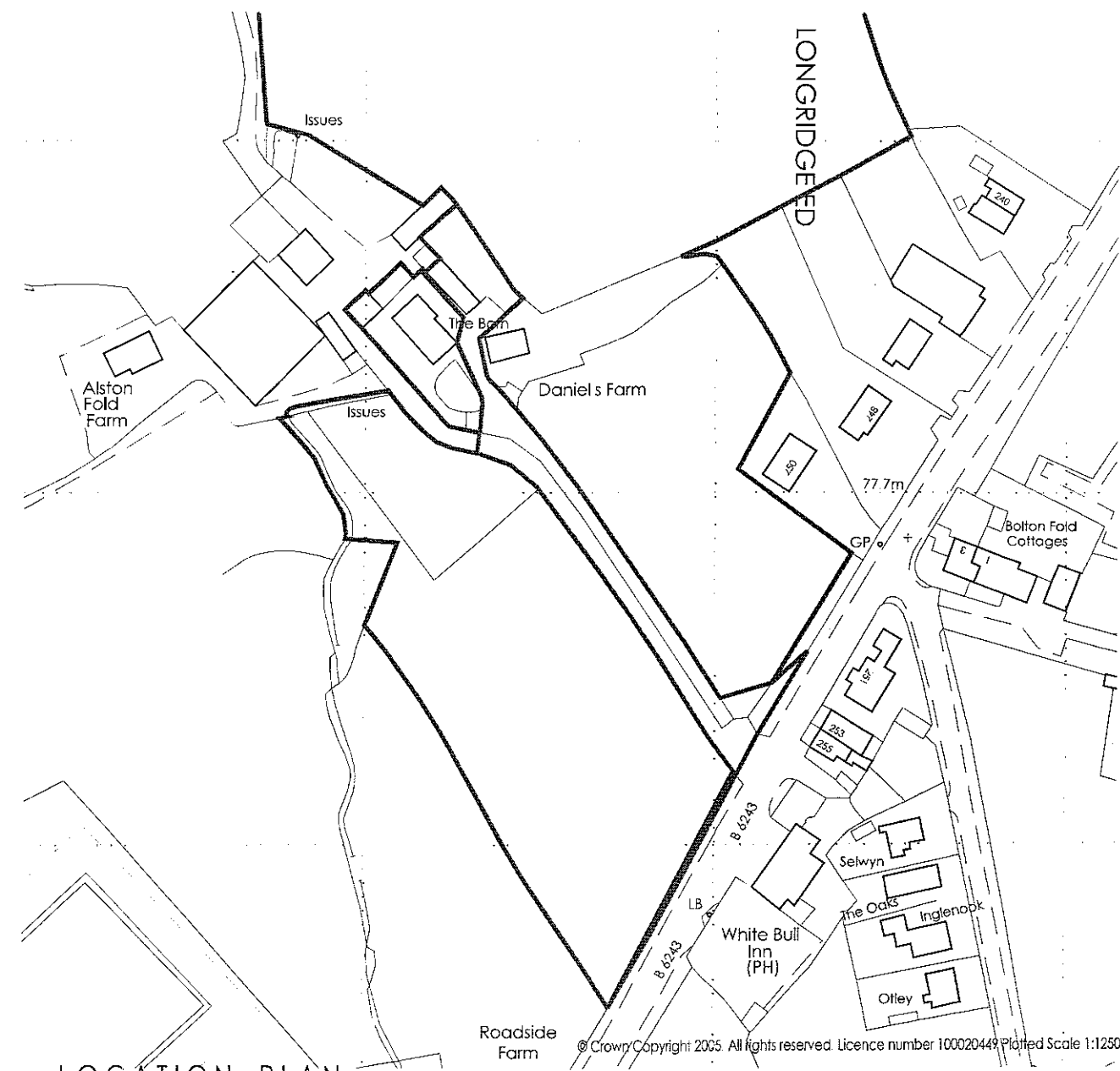
NORTH EAST ELEVATION



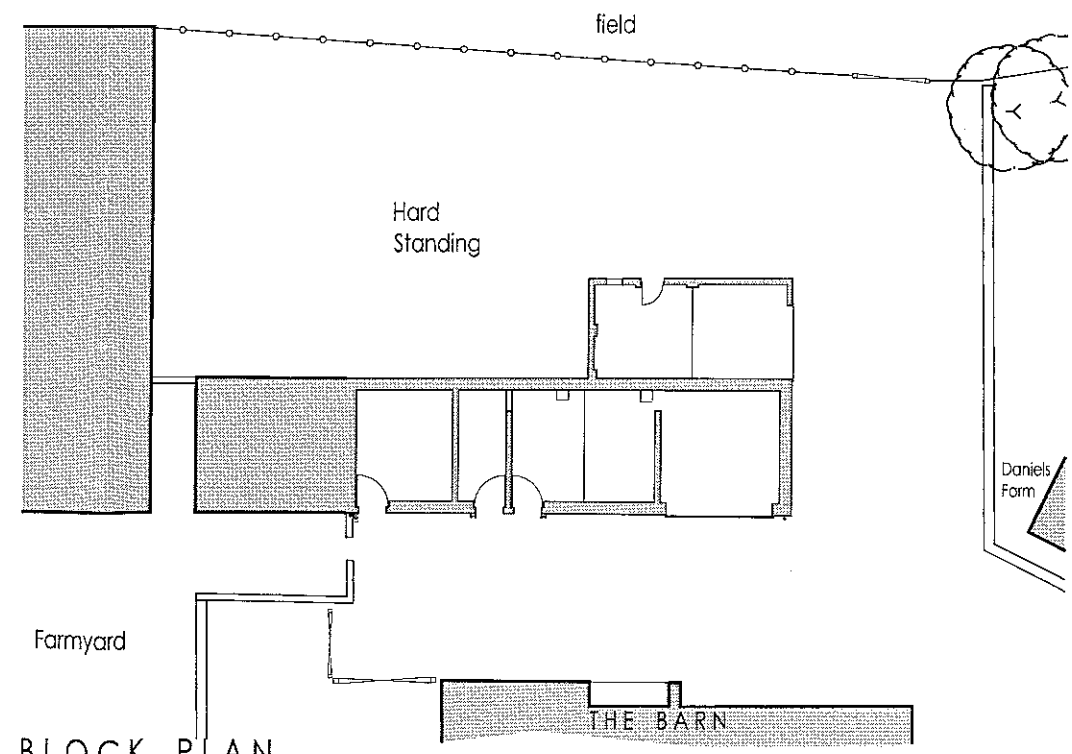
SOUTH EAST ELEVATION



PLAN



LOCATION PLAN



BLOCK PLAN

320110951P

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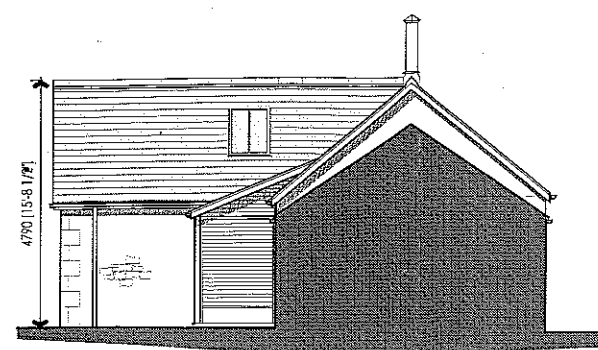
Rev A 03-06 Red Line amended

The Orchard
Walton Fold
Longridge
Preston
PR3 2YE
Tel. 01772 784844
Fax. 01772 783446
Email info@pgbarnber.com



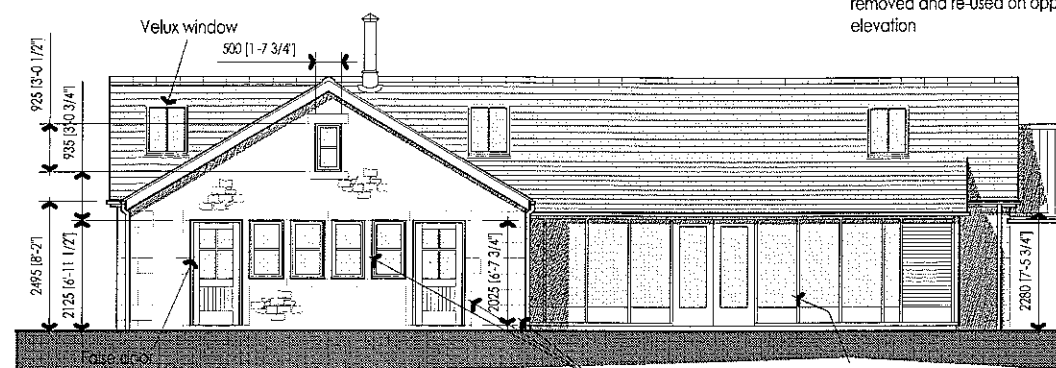
Client
Mr & Mrs A & G Riding
The Barn Alston
Longridge
PR3 3BL
Project
Conversion of Outbuilding
to Holiday Cottage

Drawing Title
Existing Plans
& Elevations
Date 03/05 Scale 1:100 200 1250 A Revision
Paper Size A2 Job No. 2307 Drawing No. 01

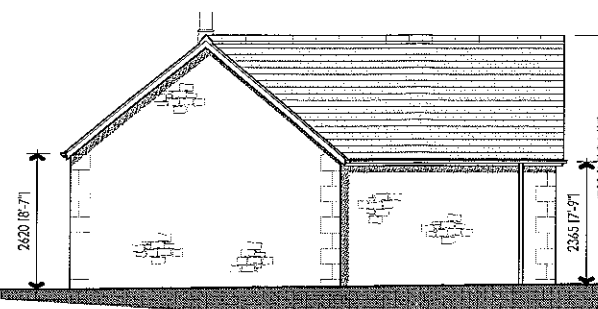


SOUTH WEST ELEVATION

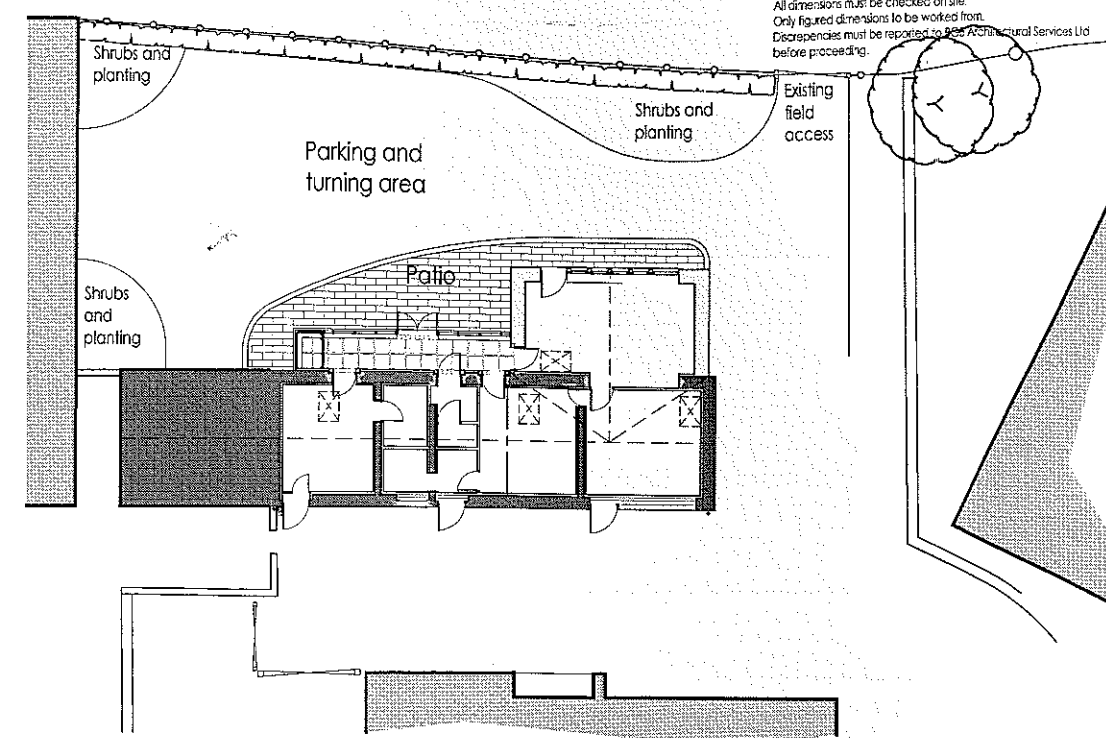
NORTH WEST ELEVATION



NORTH EAST ELEVATION

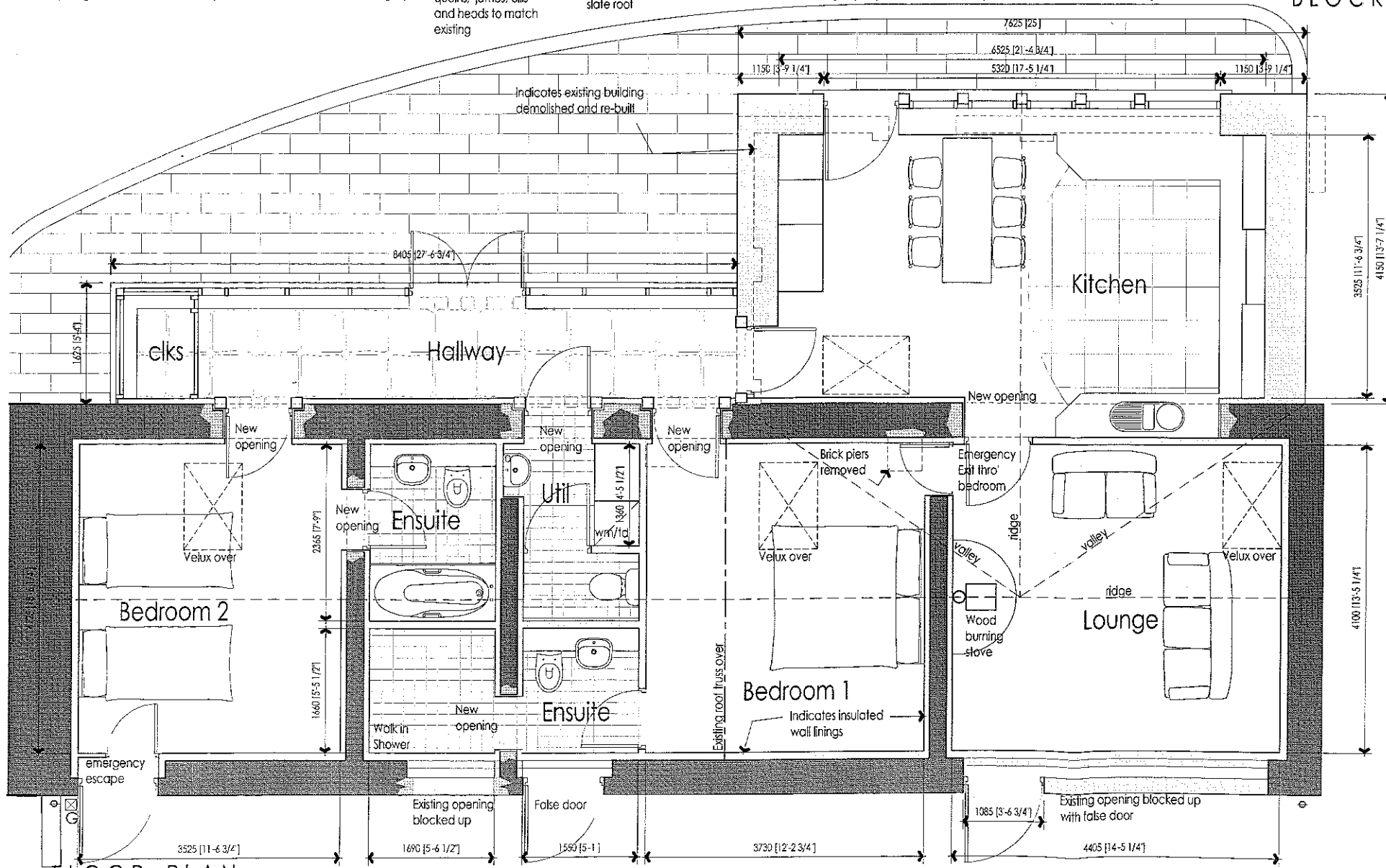


SOUTH EAST ELEVATION



BLOCK PLAN

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Fax. 01772 783446
Email info@pabambers.com



Client
Mr & Mrs A & G Riding
The Barn, Alston
Longridge
PR3 3BL

Project Conversion of Outbuilding to Holiday Cottage

 Drawing Title
 Proposed Plans
 & Elevation

Date: 08/05
 Scale: 1:50 100 200
 Paper Size: A2
 Job No.: 2307
 Revision: A
 Drawing No.: 02