

Jane Tucker

From: Colin Sharpe
Sent: 28 March 2012 08:39
To: Jane Tucker
Subject: FW: APP 3/2012/0065 - Land off Dale View, Billington
Attachments: 26.03.12- Letter to Davies- Gel.454 1315.GH.pdf; 26.03.12- P1D1 Ownership form- Gel.454 1315.GH.pdf

From: Gary Hoerty [mailto:gary.hoerty@ghaonline.co.uk]
Sent: 27 March 2012 20:37
To: Colin Sharpe
Subject: APP 3/2012/0065 - Land off Dale View, Billington

Hi Colin

Please find attached a letter that I have sent to United Utilities together with the ownership notification form for your records.

Regards

Gary

Gary Hoerty Associates
6-8 Church Street
Clitheroe
Lancashire
BB7 2DG

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28/03/2012



Gary Hoerty Associates

26 March 2012

Our Ref: Gel/454/1315/GH

Mr S Davies
United Utilities
Asset Protection Management
Thirlmere House
Lingley Green Avenue
Greak Sankey
Warrington
WA5 3LP

6-8 Church Street
Clitheroe
Lancashire
BB7 2DG

Tel: 01200 442301
Fax: 01200 442976
www.ghaonline.co.uk
www.ruralproperty4sale.com
email: info@ghaonline.co.uk

Dear Mr Davies

**Re: Our Client - Mr K Geldard, Acresmeade, Whittams Farm, Neddy Lane,
Billington, BB7 9ND. Planning Application for proposed residential development
on land adjacent to Dale View, Billington.**

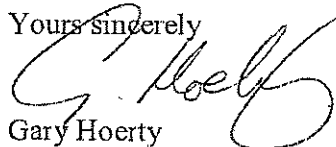
I write further to email communications between your colleague Graham Perry and Colin Sharpe at Ribble Valley Borough Council in connection with the above mentioned planning application.

It appears that we had an oversight when submitting the application and did not notify United Utilities that the application was being submitted, as we are required to do under planning legislation, and I am now pleased to enclose a copy of a PID1 Ownership Notification Form, providing you with details of the application as necessary.

I understand from my colleague John Thomas's conversations with your colleague Colin O'Mara that United Utilities are happy in principle with the proposed development on the basis that a new pumping station would be provided by the developer and our client would be happy to transfer ownership of this new pumping station to United Utilities as part of any arrangements that are reached. No doubt you will be able to confirm this to Colin Sharpe at Ribble Valley Borough Council.

I am sending a copy of this letter and the enclosed notice to Colin Sharpe to confirm that the formal notification has taken place and if you have any queries please do not hesitate to contact either myself or John Thomas at this office and we will be glad to assist.

Yours sincerely


Gary Hoerty
Encl'

CC Mr K Geldard, Acresmeade
Mr C Sharpe, RVBC



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents

Valuers ■■■ Property Agency ■■■ Property Management



Ownership and Agricultural Holdings/Tenant Certificates and Notices

Please read, sign and enclose with your planning application form P1, the appropriate certificates and notices for your application. You should contact the planning department to discuss the matter if you are in doubt which certificates and notices are required

Ownership Certificates A and B

Town and Country Planning (General Development Procedure) Order 1995

- Certificate under Articles 7

Certificate A (a)

I certify that:

on the day 21 days before the date of the accompanying application/appeal* nobody, except the applicant/appellant* was the owner (b) of any part of the land to which the application/appeal* relates

Signed

"On behalf of

Date

*delete where inappropriate

Town and Country Planning (General Development Procedure) Order 1995

- Certificate under Articles 7

Certificate B (a)

I certify that:

I have/The applicant has/The appellant has* given the required notice to everyone else who, on the day 21 days before the date of the accompanying application/appeal* was the owner (b) of any part of the land to which the application/appeal* relates, as listed below

Owner's (b) name

Address at which notice was served

Date on which notice was served

UNITED UTILITIES MR. S. DAVIES, U.U., 26.3.2012

ASSET PROTECTION MANAGER,

THIRLMERE HOUSE, HINCKLEY

GREEN AVENUE

GREAT SANKEY

WARRINGTON

WA5 3LP

Signed

"On behalf of

Date

*delete where inappropriate

(e) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate

(b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning and working of minerals a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver)

Agricultural Holdings Certificate

Town and Country Planning (General Development Procedure) Order 1995

- Certificate under Articles 7

Agricultural Holdings Certificate (a)

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

"None of the land to which the application/appeal relates is or is part of, an agricultural holding.

or

"I have/The applicant has/The appellant has* given the required notice to every person other than my/him/her* self who on the day 21 days before the date of the application/appeal*, was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served
---------------	------------------------------------	---------------------------------

Signed, ...

*On behalf of

Date, ...

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed together with the Agricultural Holdings Certificate

Ownership and Agricultural Tenant Notice

Town and Country Planning (General Development Procedure) Order 1995

- Note under Article 6 of
application for planning
permission

(to be published in a newspaper or to be served
on an owner* or a tenant**)

Proposed development at (a) LAND AT THE BOTTOM (NORTHWEST) DATE VIEW, BILWINGTON

I give notice that (b) M.R. K. GELDARD

is applying to the (c) RIBBIE VALLEY BOROUGH COUNCIL

for planning permission to (d) ERECT 12 DWELLINGS

Any owner* of the land or tenant** who wishes to make representations about the application should write

to the Council at (e) COUNCIL OFFICES, CHURCH WALK, CUTHBERT, BB7 2 RA

by (f) 16.4.2012

owner means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning or working of minerals a person entitled to an interest in a mineral in the land (other than oil gas coal, gold or silver)

tenant means a tenant of an agricultural holding any part of which is comprised in the land

Statement of owner's rights

The grant of planning permission does not affect owners rights to retain or dispose of their property unless there is some provision to the contrary in an agreement or in a lease

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants security of tenure

(delete where inappropriate)

Signed, C. Hoek

On behalf of, M.R. K. GELDARD

Date 26.3.2012

Insert:

- (a) address or location of the proposed development;
- (b) applicants name
- (c) name of Council
- (d) description of the proposed development

- (e) address of Council
- (f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication of the notice (as the case may be)