

2 APR 2012

320120336P

For office use only

Application No: 320120336P

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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title: First name: JANET AND RICHARD

Last name: MIZON

Company (optional):

Unit: House number: House suffix:

House name:

Address 1: NORTHCOTE STUD

Address 2: NORTHCOTE ROAD

Address 3: LANGHO

Town: BLACKBURN

County:

Country:

Postcode: BB6 8BE

2. Agent Name and Address

Title: First name: EUAN

Last name: KELLIE

Company (optional): EUAN KELLIE PROPERTY SOLUTIONS

Unit: House number: House suffix:

House name:

Address 1: PETER HOUSE

Address 2: OXFORD ROAD

Address 3:

Town: MANCHESTER

County:

Country:

Postcode: M1 5AN

3. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix: House name: Address 1: NORTHCOTE STUDAddress 2: NORTHCOTE ROADAddress 3: LANGHOTown: BLACKBURNCounty: Postcode (optional): BB6 8BEDescription of location or a grid reference.
(must be completed if postcode is not known):Easting: Northing: Description: **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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

 JOHN MACHOLC AND SARAH WESTWOODReference: Date (DD/MM/YYYY):
(must be pre-application submission) 08/06/2011

Details of pre-application advice received?

 TYPE OF APPLICATIONS TO BE SUBMITTED
ALONG WITH REQUIRED SUPPORTING
INFORMATION.**5. Description Of Your Proposal**

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

 "REVISED APPLICATION FOR RIDING CENTRE, ACCESS, CAR PARKING AND ASSOCIATED
WORKS."Reference number: 3/2007/0029Date of decision (DD/MM/YYYY): 04/04/2007

(date must be pre-application submission)

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

1.	CONDITION 12	6	
2.		7.	
3.		8.	
4.		9.	
5.		10.	

Has the development already started?

☒ Yes ☐ No

If Yes, please state when the development started (DD/MM/YYYY):

 01/05/2007

(date must be pre-application submission)

Has the development been completed?

☒ Yes ☐ No

If Yes, please state when the development was completed (DD/MM/YYYY):

 30/06/2008

(date must be pre-application submission)

6. Condition(s) - Removal

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

 PLEASE SEE ACCOMPANYING PLANNING POLICY COMPLIANCE STATEMENT, TRAFFIC
STATEMENT, AND NOISE IMPACT ASSESSMENT.

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

 N/A. PLEASE SEE ABOVE.

7. Ownership Certificates

One Certificate A, B, C, or D, must be completed with this application form

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.

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:


 EUAN KELLIE PROPERTY SOLUTIONS

05/04/2012

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.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

CERTIFICATE OF OWNERSHIP - CERTIFICATE C**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

7. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else 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 to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

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On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date DD/MM/YYYY:

--

8. 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

Signed - Applicant:

--

Or signed - Agent:

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Date (DD/MM/YYYY):

05/04/2012

(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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

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Or signed - Agent:

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Date (DD/MM/YYYY):

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9. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



The correct fee:



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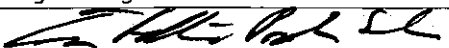
10. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):


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05/04/2012

(date cannot be pre-application)

11. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

12. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):
+44	0797 187 1286

Country code:	Fax number (optional):

Email address (optional):

13. Site VisitCan 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)

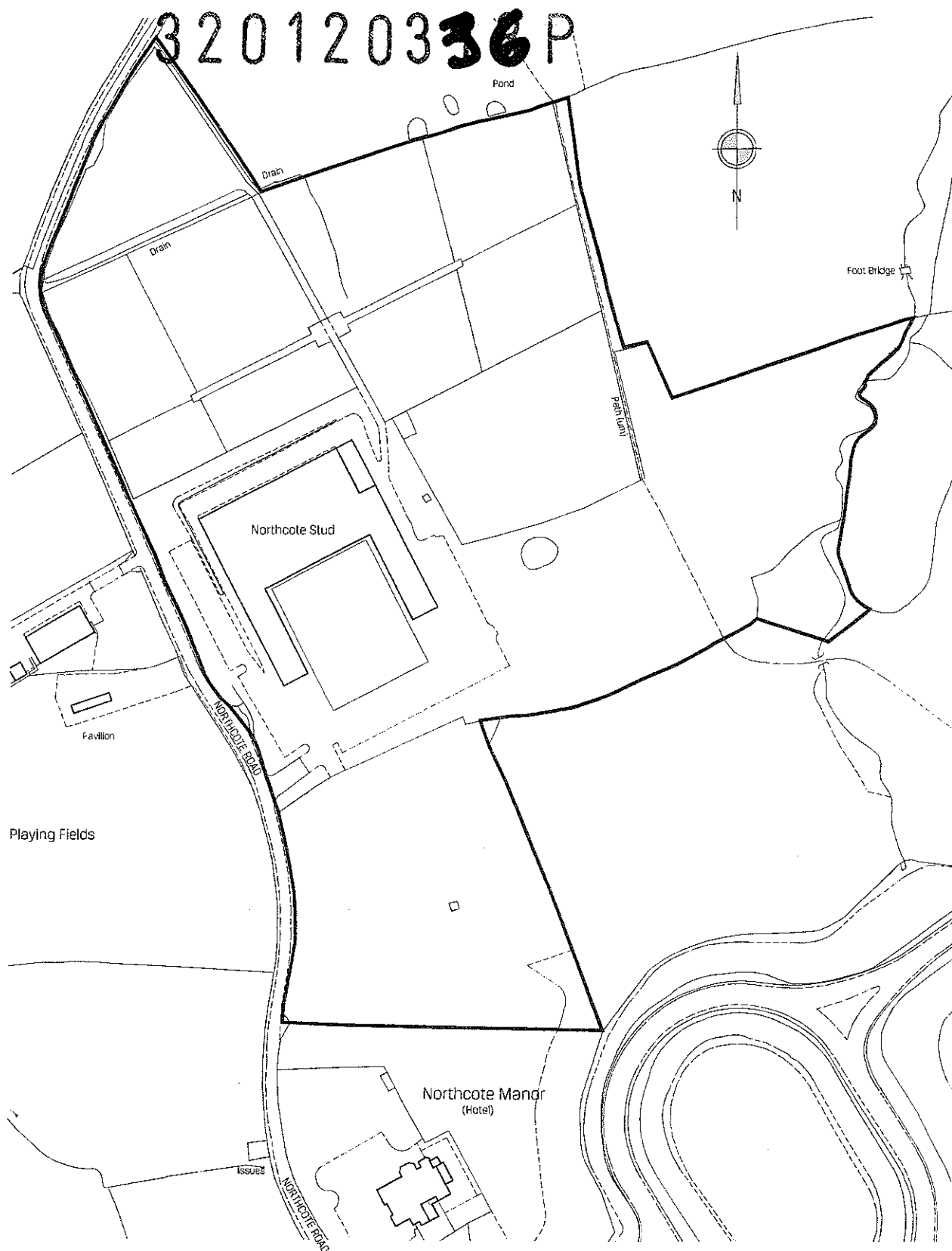
☒ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



PROJECT: NORTHCOTE RIDING CENTRE

DRAWING: LOCATION PLAN [ref 040412]

SCALE: 1:2500 @ A4

SHACKARCHITECTURE

A. 47 Speedwell Drive Barnstaple Wivel CH60 2BY
 T +44(0)151 348 4376
 M +44(0)7835 451 455
 E info@shackarchitecture.com
 W www.shackarchitecture.com

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EuanKellie
property solutions

Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref ESK/JM/

By Hand

Peter House
Oxford Street
Manchester
M1 5AN

+44(0)7971 871 286
www.euankellie.co.uk

For the attention of John Machoic

5 April 2012

Dear Sir or Madam,

Northcote Stud, Northcote Road, Langho BB6 8BE
Applications to Discharge Planning Obligation and Remove Condition 12 attached
to Planning Permission Reference 3/2007/0029

On behalf of our client, Janet and Richard Mizon, please find enclosed the following applications in respect of Northcote Stud, Northcote Road, Langho ("the application site"):

- Application for the discharge of a Unilateral Undertaking, dated 20 March 2007, which was offered by our client to Ribble Valley Borough Council ("RVBC") in connection with planning permission reference 3/2007/0029 which was granted on 4 April 2007 ("the 2007 Planning Permission"); and
- Application for the removal of Condition 12 attached to the 2007 Planning Permission ("Condition 12").

The intention of both applications is to secure the necessary approvals for our client to use the indoor and outdoor riding arenas at Northcote Stud Farm for competitive events – currently prohibited by a restriction contained in the aforementioned Unilateral Undertaking. It should be noted that Condition 12 requires the 2007 Planning Permission to be implemented in accordance with the terms of the Unilateral Undertaking.

Justification for the Proposals

The documentation submitted in support of the applications (details of which are set out on page 2 of this letter) are intended to respond to the concerns raised by Planning Committee Members and consultees in relation to a previous application which our client submitted and which sought consent for the discharge of the Unilateral Undertaking. This application (reference 3/2010/0157; referred to hereinafter as "the 2010 Application") was refused by RVBC on 21 May 2010.

The documentation submitted in support of the applications demonstrates that the Unilateral Undertaking no longer serves a useful purpose. We therefore request that, in accordance with Section 106A of the Town and Country Planning Act 1990, consent for the discharge of the Unilateral Undertaking is forthcoming and that the application for the removal of Condition 12 is consequently and necessarily granted.

The reasons upon which our request is based are as follows:

- Following the refusal of the 2010 Application, our client approached, and entered into discussions with, Langho Football Club ("Langho FC") who use the playing fields to west of the application site. This was in response to concerns raised by Committee Members that the traffic problems being experienced on Northcote Road were due to the training events and activities being held at Northcote Stud Farm.

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- It has been acknowledged by Langho FC that these problems were not caused by activities at the application site and were a consequence of a significant increase in traffic associated with football matches taking place at the football club. Action has now been taken by Langho FC to address these problems. Moreover, Langho FC has written to our client to confirm its support for the proposal to use the indoor and outdoor riding arenas at Northcote Stud Farm for competitive events.
- Our client's proposal has also received support from local businesses and professionals, and will create up to 10 part-time employment opportunities – in so doing encouraging multiple benefits from the use of land in a rural area whilst contributing to a thriving rural community.
- The Traffic Statement prepared by SK Transport Planning demonstrates that the local highway network within the study area has no existing safety issues, and also confirms that if competitive events were to operate at Northcote Stud Farm, there would be no material change to the traffic flows to and from the application site over the existing situation.
- The Noise Impact Assessment prepared by BDP confirms that by comparing consecutive days, the daytime noise climate varies very little day-by-day even during the showing jumping clinics which are currently undertaken at the application site. It also concludes that the use of the outdoor riding arena has little or no effect on the ambient noise levels at the boundary with Northcote Manor and that there would be no additional impact from road traffic noise during competitive events.
- To allay any concerns raised by Northcote Manor in relation to noise, and particularly that which may be generated by a public address system, the Noise Impact Assessment recommends that a limit (which our client is prepared to accept) be imposed on the noise which could be generated by such a system if used. This limit could be secured through the imposition of a planning condition.
- Our client's proposal to hold competitive events at the application site wholly accords with relevant policies in the Development Plan and is in line with the policies contained in the National Planning Policy Framework.

For the above reasons, we would encourage RVBC to consent to the discharge of the Unilateral Undertaking (which the enclosed documentation demonstrates no longer serves a useful purpose) and the consequent removal of Condition 12.

The Application Submission

The following information is enclosed with this letter in support of the applications (original and 3 No. copies of each):

- Planning Application Form for the Discharge of the Unilateral Undertaking and completed Certificate A
- Planning Application Form for the Removal of Condition 12 and completed Certificate A and Agricultural Land Declaration
- Location Plan
- Planning Policy Compliance Statement prepared by Euan Kellie Property Solutions
- Traffic Statement prepared by SK Transport Planning
- Noise Impact Assessment prepared by BDP along with accompanying Memorandum.
- Cheque for £620 in respect of the total planning application fee. This is based on the following:
 - £450 for the Application for the Discharge of the Unilateral Undertaking; and
 - £170 for the Application for the Removal of Condition 12

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Planning Department

-3-

5 April 2012

We should be grateful if you would confirm receipt of the applications enclosed and confirm in writing when they have both been registered and validated.

Please do not hesitate to contact Euan Kellie by phone (0797 187 1286) or by e-mail (euan@euankellie.co.uk) should any matters arising from the applications require clarification.

Yours faithfully,

Euan Kellie MRICS MRTPI

euan@euankellie.co.uk

cc.

Janet and Richard Mizon