



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320120721P

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:	Maureen Cookson Ltd						
Street address:	George Street			Telephone number:	Country Code	National Number	Extension Number
				Mobile number:			
Town/City:	Whalley			Fax number:			
County:	Lancs			Email address:			
Country:							
Postcode:	BB7 9TH						
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	David	Surname:	Lofthouse		
Company name:							
Street address:	65 Henthorn Road			Telephone number:	Country Code	National Number	Extension Number
				Mobile number:			
Town/City:	Clitheroe			Fax number:			
County:	Lancs			Email address:			
Country:							
Postcode:	BB7 2LD						
					d.lofthouse@tiscali.co.uk		

3. Site Address Details

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

House:		Suffix:	
House name:	Maureen Cookson Ltd		
Street address:	George Street		
	Whalley		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 9TH		

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

Easting:	373276
Northing:	436247

Description:

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 approved development as shown on the decision letter:

Proposed Change of Use from retail (A1) to mixed use classes A1 and A3 providing kitchen store, coffee bar/lounge area /cafe / deli sales.

Application reference number: 3/2012/0535

Date of decision: 30 July 20

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

Condition number(s):

3

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

11/06/2012

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 approval is for mixed uses Class A1 and A3.

The condition results in the anomaly that although A1 and A3 use is allowed on the premises seven days a week, A3 use over a specific section of floor area within the premises is restricted to six days a week, therefore the full potential of proposal cannot be realised.

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

Variation of condition No 3 of planning permission 3/2012/0535/P to allow the Class 3 Café/Restaurant use to operate between the hours of 9 00am to 7.30pm seven days a week (current permitted hours of Benedicts - approval ref 3/2009/0956/P)

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		Date notice served			
Name	Mr John Ridge	03/08/2012			
Number:	Suffix:				
Street:					
Locality:	Smalleys Farm				
Town:	Billington				
Postcode:	BB7 9JF				
Title:	Mr	First name:	David	Surname:	Lofthouse
Person role:	Agent	Declaration date:	03/08/2012	☒ 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:	David	Surname:	Lofthouse
Person role:	Agent	Declaration date:	03/08/2012	☒ 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. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them

☒ Date 03/08/2012