



RIBBLE VALLEY  
BOROUGH COUNCIL

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

07 NOV 2012

ATTENTION OF

For office use only

Application No. 3/2012/1007

Date received 7.11.12

Fee paid £ 170.00 Receipt No: 17004

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](http://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:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

**2. Agent Name and Address**

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

**3. Site Address Details**

Please provide the full postal address of the application site

Unit:	<input type="text"/>	House number:	<input type="text"/>	House suffix:	<input type="text"/>
House name:	STABLES BARN				
Address 1:	MILL LANE				
Address 2:	SLAIDBURN ROAD				
Address 3:	WADDINGTON				
Town:	CLITHEROE				
County:	LANCS				
Postcode (optional):	BB7 3JJ				
Description of location or a grid reference (must be completed if postcode is not known):					
Easting:	<input type="text" value="372495"/>	Northing:	<input type="text" value="445776"/>		
Description:					
<input type="text"/>					

**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:

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

**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:

Reference number:  Date of decision (DD/MM/YYYY):  (date must be pre-application submission)

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

1		6	
2		7	
3		8	
4		9	
5		10	

Has the development already started?  Yes  NoIf Yes, please state when the development started (DD/MM/YYYY):  (date must be pre-application submission)Has the development been completed?  Yes  NoIf Yes, please state when the development was completed (DD/MM/YYYY):  (date must be pre-application submission)**6. Condition(s) - Removal**

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

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

**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):

[Redacted Signature]

[Redacted Signature]

06 - 11 - 2012 (date cannot be pre-application)

**11. Applicant Contact Details**

Telephone numbers

Country code: [Redacted] National number: [Redacted] Extension number: [Redacted]

Country code: [Redacted] Mobile number (optional): [Redacted]

Country code: [Redacted] Fax number (optional): [Redacted]

Email address (optional): [Redacted]

**12. Agent Contact Details**

Telephone numbers

Country code: [Redacted] National number: [Redacted] Extension number: [Redacted]

Country code: [Redacted] Mobile number (optional): [Redacted]

Country code: [Redacted] Fax number (optional): [Redacted]

Email address (optional): [Redacted]

**13. 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)  Agent  Applicant  Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: [Redacted]

Telephone number: [Redacted]

Email address: [Redacted]

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**PLANNING SUPPORT STATEMENT**

**APPLICATION TO REMOVE CONDITION 4 OF PERMISSION 3/2006/0627 P**

**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.

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7. The cottage is now built with virtually all exterior work complete and internal door openings etc. constructed to allow for wheelchair access.

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**RIBBLE VALLEY BOROUGH COUNCIL**

please ask for: JOHN MACHOLC  
direct line: 01200 414502  
e-mail: john.macholc@ribblevalley.gov.uk  
my ref: JM/EL/3/2011/0819/P  
your ref:  
date: 26 January 2012

Council Offices  
Church Walk  
CLITHEROE  
Lancashire BB7 2RA

Switchboard: 01200 425111  
Fax: 01200 414487  
DX: Clitheroe 15157  
www.ribblevalley.gov.uk

Dear Mrs Brookes

**APPLICATION FOR REMOVAL OF CONDITION AT STABLES BARN, SLAIDBURN ROAD, WADDINGTON.**

With reference to the above and your most recent letter dated 20 January 2012, I wish to advise you that both myself and the Director of Community Services has considered at length the issues appertaining to both personal circumstance and the planning merits of the proposal. I must advise you I remain of the opinion it would still be inappropriate to recommend approval for the proposal to remove the relevant condition.

I am aware that you have had discussions with my colleague, Claire Booth, and I do endorse the comments previously made and still consider the best possible solution is for you to carry out the building works authorised under the previous consent and then when the works are near completion, with all external works implemented, consider submitting a planning application for a change of use of holiday let to residential accommodation. Although this advice is given without prejudice I would anticipate that in the light of current policies, it may be possible to recommend approval at that stage.

I acknowledge the predicament you are in and the personal circumstances, but I do consider that an approval at this stage would significantly undermine the planning policies of the Council.

Given the previous advice, I have requested that my colleague formally recommends ~~refusal of the application within 10 days of the date of this letter unless the application has been formally withdrawn by yourself.~~

I have sent a copy of this letter to your planning agent who is dealing with this application on your behalf.

Yours sincerely

HEAD OF PLANNING SERVICES

cc Sunderland Peacock & Associates Ltd, Hazelmere, Pimlico Road, CLITHEROE

Mrs S Brookes  
Stables Barn, Mill Lane  
Slaidburn Road  
Waddington  
CLITHEROE BB7 3JJ

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