



RIBBLE VALLEY  
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA

Tel: 01200 425111

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

05 DEC 2012

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320121112P

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: MRS First name: ILATHERINE  
Last name: STOTT  
Company (optional):   
Unit:  House number:  House suffix:   
House name: CLARK HOUSE FARM  
Address 1: OLD HIVE LANE  
Address 2: CHIPPING  
Address 3:   
Town: PRESTON  
County: LANCASHIRE  
Country:   
Postcode: PR3 2GQ

#### 2. Agent Name and Address

Title: MRS First name: HANNAH  
Last name: TOWERS  
Company (optional): ARMITSTEAD BARNETT  
Unit:  House number:  House suffix:   
House name:   
Address 1: MARKET PLACE  
Address 2: GLARSTANLY  
Address 3:   
Town: PRESTON  
County: LANCASHIRE  
Country:   
Postcode: PR3 1ZA

**3. Site Address Details**

Please provide the full postal address of the application site.

Unit:  House number:  House suffix: 

House name: CLARK HOUSE FARM

Address 1: OLD HIVE LANE

Address 2: CHIPPING

Address 3: 

Town: PRESTON

County: LANCASHIRE

Postcode (optional): PR3 2GQ

Description 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:

Mr GRAEME THORPE

Reference:

RV/2011/ENQ/00299

Date (DD/MM/YYYY):

(must be pre-application submission)

19/07/2011

Details of pre-application advice received?

- RELEVANT PLANNING POLICY
- SUITABLE MARKETING PRICE
- SUITABLE MARKETING STRATEGY

**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:

ERECTION OF A FARM WORKERS DWELLING (RESERVED MATTERS)  
AND ASSOCIATED OCCUPANCY CONDITION HELD WITHIN S.106  
AGREEMENT (SEE ATTACHED FORM).

Reference number: 3/97/0641/P

Date of decision (DD/MM/YYYY): 12 MAY 1998

(date must be pre-application submission)

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

|   |  |    |                                                 |
|---|--|----|-------------------------------------------------|
| 1 |  | 6  |                                                 |
| 2 |  | 7  | ✓ AGRICULTURAL OCCUPANCY CONDITION WITHIN S.106 |
| 3 |  | 8  |                                                 |
| 4 |  | 9  |                                                 |
| 5 |  | 10 |                                                 |

Has the development already started?

☒ Yes ☐ No

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

SEE REPORT

(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):

SEE REPORT

(date must be pre-application submission)

**6. Condition(s) - Removal**

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

THE PROPERTY HAS BEEN OFFERED FOR SALE SINCE JULY 2011. (SEE ATTACHED REPORT). WE HAVE NOT FOUND A PURCHASER THAT CAN COMPLY WITH THE OCCUPANCY CONDITION.

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

VARIATION TO RELEASE THE ORIGINAL FARMHOUSE FROM THE CONDITION TO ENABLE IT TO BE SOLD AS THERE IS NO LONGER DEMAND FROM THE AGRICULTURAL SECTOR.

**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:

*[Signature]*

07/11/2012

**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:

**The steps taken were:**

\_\_\_\_\_

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:

|  |  |                  |  |
|--|--|------------------|--|
|  |  | 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:

Date (DD/MM/YYYY):

|  |           |                              |
|--|-----------|------------------------------|
|  | Alt Tower | Date (DD/MM/YYYY): 7/11/2012 |
|--|-----------|------------------------------|

(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:**

Or signed - Agent:

Date (DD/MM/YYYY):

|  |                      |                                 |
|--|----------------------|---------------------------------|
|  | <b>Signed:</b> _____ | <b>Date (DD/MM/YYYY):</b> _____ |
|--|----------------------|---------------------------------|

## 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 other plans and drawings or information necessary to describe the subject of the application: ☐
- The correct fee: ☐
- The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☐
- The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings): ☐

**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):

15/11/12

(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):

Country code: Fax number (optional):

Email address (optional):

hannah@abarnett.co.uk

**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:

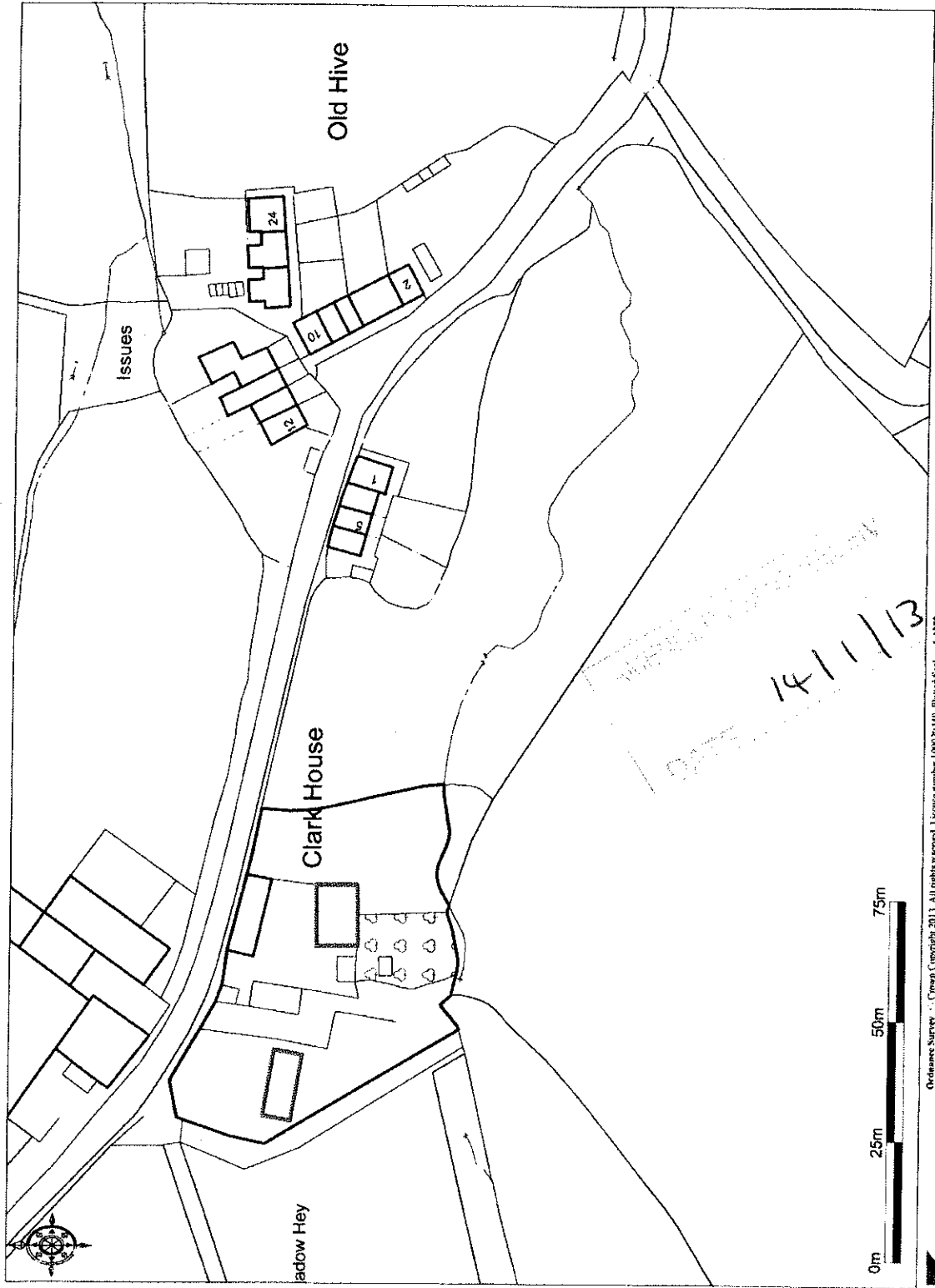
Contact name:

Telephone number:

Email address:

3/2012/1112/18

Clark House, Old Hive Lane, Chipping



Printed by Armitstead Barnett



# **TRIBBLE VALLEY BOROUGH COUNCIL**

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 426339

Town and Country Planning Act 1990

## **OUTLINE PLANNING PERMISSION**

**APPLICATION NO:** 3/97/0641/P

**DECISION DATE:** 12 MAY 1998

**DATE RECEIVED:** 15 SEPTEMBER 1997

**APPLICANT:**

MR & MRS PETER STOTT  
CLARK HOUSE FARM  
OLD HIVE  
CHIPPING  
PR3 2GQ

**AGENT:**

JANET DIXON  
CHARTERED TOWN PLANNER  
PEEL HOUSE  
ALDERFORD CLOSE  
CLITHEROE  
BB7 2QP

**PARTICULARS OF  
DEVELOPMENT:**

**OUTLINE APPLICATION FOR A FARM WORKER'S DWELLING**

**AT:** CLARK HOUSE FARM. OLD HIVE. CHIPPING

Ribble Valley Borough Council hereby give notice in pursuance of provisions of the Town and Country Planning Act 1990 that outline planning permission has been granted for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following conditions:

- 1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.
  - (a) The expiration of five years from the date of this permission; or
  - (b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
2. The development hereby approved relates to the amended access details submitted on the 24 November 1997.
3. Detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, the proposed slab floor level and road level (called the reserved matters) shall be submitted to and approved by the Local Planning Authority before development commences.
4. The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in Section 336(1) of the Town and Country Planning Act 1990 or in forestry, or a dependant of such a person residing with him or her or a widow or widower of such a person.
5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order) any works for the erection, extension or alterations as defined in Schedule 2 Part 6 Class A (a) shall not be carried out without the formal consent of the Local Planning Authority.

/Continued.....

APPLICATION NO: 1976617 DECISION DATE: 12 MAY 1998

6. With reference to any future reserved matters application the proposed dwelling shall be of a two storey construction. The dwelling shall be of a size appropriate to the needs of the occupiers on the holding and in any case shall not exceed 120m<sup>2</sup> floor space.
7. This approval shall be read in conjunction with the accompanying Section 106 Agreement signed and dated 12 May 1998.
8. The existing field gate access shall be improved before any building works commence on site.
9. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary. such splays shall be 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated, 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.
10. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriate paved in tarmacadam, concrete, block paviers, or other approved materials.
11. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with one of the examples indicated on the attached plan and the vehicular turning space shall be laid out and be available for use before the development is brought into use.

**The reasons for the condition(s) are:**

1. Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt.
3. In order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.
4. The site is within an area where residential development for purposes other than the essential requirements of agriculture, or forestry, are not normally permitted.
5. In order that the Local Planning Authority shall retain effective control over the development and to ensure that there is a genuine need.
6. In the interests of visual amenity and in order that the building shall be commensurate with the needs of a farmworker.
7. For the avoidance of doubt.
8. To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.
9. To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.
10. To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.
11. Vehicles reversing to and from the highway are a hazard to other road users.

/Continued.....

APPLICATION NO. 17/0001/1 RETURN DATE 12 MAY 1998

**Notes**

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the consent see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the local planning authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the County Surveyor's Department for further information by telephoning Janet Rigby on 01772 264584 or writing to the County Surveyor and Bridgemaister, Guild House, Cross Street, Preston PR1 8RD quoting the planning application number.



STEWART BAILEY  
CHIEF PLANNING OFFICER

DATED

12th May

1998

**RIBBLE VALLEY BOROUGH COUNCIL**

- and -

**THE AGRICULTURAL MORTGAGE CORPORATION**

- and -

**MR AND MRS P STOTT**

**A G R E E M E N T**

Under Section 106 Town and Country Planning Act 1990

relating to land and property known as

Clark House Farm Chipping

Longridge Lancashire

**P F TIMSON LLB**

Director of Legal Services  
Ribble Valley Borough Council

**CLITHEROE**

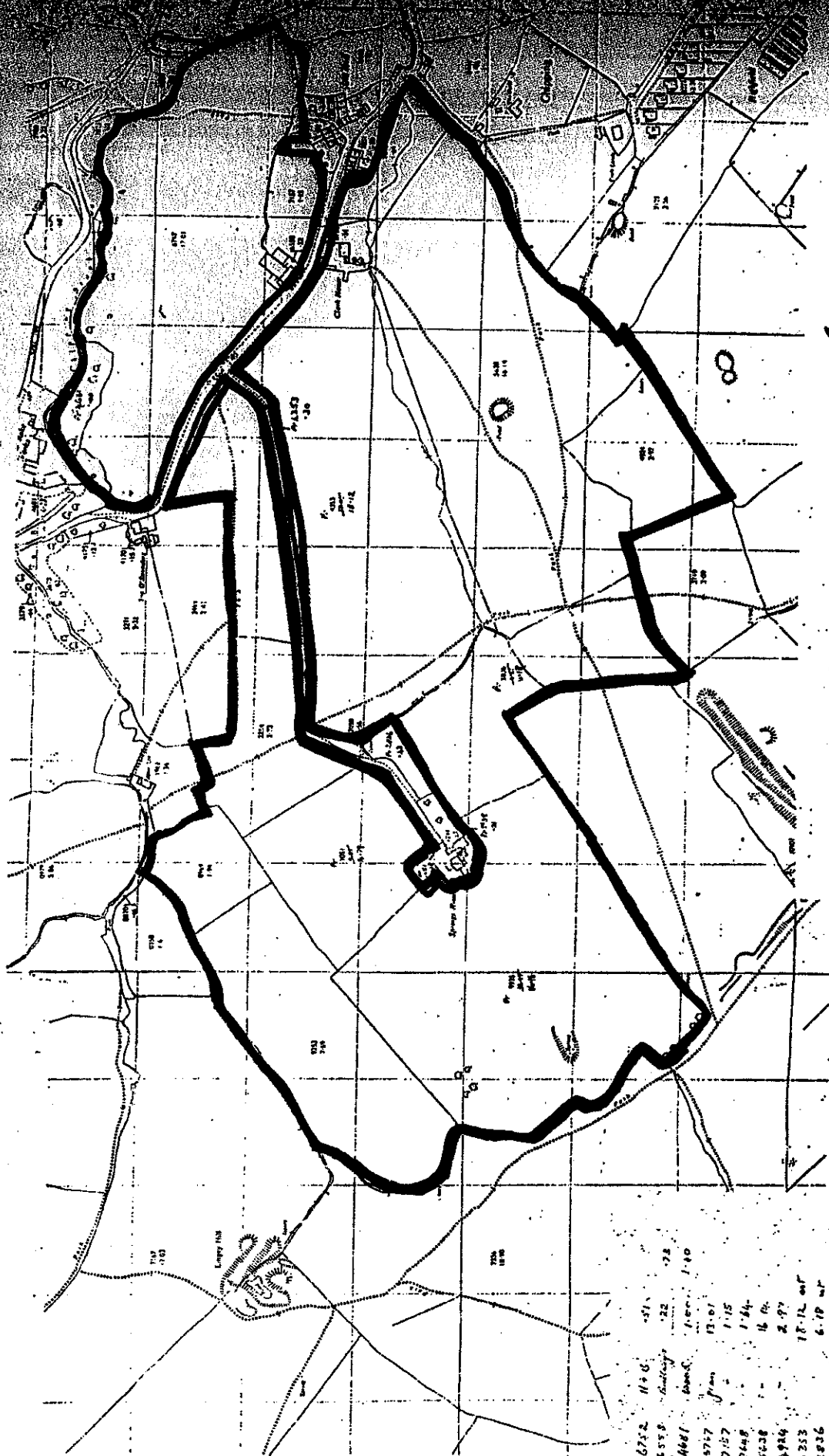
THIS AGREEMENT is made the 12th day of May One thousand nine hundred and ninety eight: BETWEEN RIBBLE VALLEY BOROUGH COUNCIL of Council Offices Church Walk Clitheroe Lancashire (hereinafter called "the Council") of the first part and THE AGRICULTURAL MORTGAGE CORPORATION of AMC House Chantry Street Andover Hampshire (hereinafter called "the Corporation") of the second part and PETER STOTT and KATHERINE STOTT both of Clark House Farm Chipping Longridge Lancashire (hereinafter called "the Owners") of the third part \_\_\_\_\_

**WHEREAS:-**

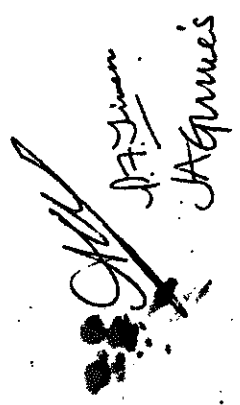
- (1) The Council is the local planning authority for the purposes of the Town and Country Planning Act 1990 (as amended) for the area within which certain land and property known as Clark House Farm Chipping Longridge Lancashire (hereinafter called "the Property") shown edged red on the plan attached hereto is situated \_\_\_\_\_
- (2) The Owners are seised of the fee simple in possession of the Property \_\_\_\_\_
- (3) The Property is subject to a Legal Charge dated the Eighth day of February One thousand nine hundred and ninety one \_\_\_\_\_  
made between the Owners of the one part and the Corporation of the other part
- (4) The Owners have by written application dated the fifteenth day of September nineteen hundred and ninety seven applied to the Council for permission to develop the Property by the construction of a farmworkers dwelling as detailed in the plans and particulars deposited with the Council \_\_\_\_\_
- (5) The Council is satisfied that the development disclosed by the said particulars is such as may be approved by the Council under the said Act \_\_\_\_\_

**NOW THIS DEED WITNESSETH** as follows:-

1. **THIS** Agreement is made in pursuance of Section 106 of the Town and Country Planning Act 1990 (as amended) \_\_\_\_\_
2. **IN** consideration of the Council hereby approving the said development for the purposes of the said Act the Corporation and the Owners hereby covenant with the Council as set out in the Schedule hereto \_\_\_\_\_



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| 6769 | 11+0 | 68  |
| 6770 | 11+0 | 69  |
| 6771 | 11+0 | 70  |
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| 6799 | 11+0 | 98  |
| 6800 | 11+0 | 99  |
| 6801 | 11+0 | 100 |

  
 Agnes

11/11/2000

1

the entire world, and the world is not a flat surface.

**Abstract**

**Figure 1**

2,9

2

THE COMMON SEAL OF RIBBLE )

VALLEY BOROUGH COUNCIL )

was hereunto affixed in the presence of:- )

)

*J. A. Guinness*

Mayor

*P. F. Timmins for*

Chief Executive

SIGNED AND DELIVERED AS A )

DEED by 'Alan Christopher Miller' )

as Attorney and for The Agricultural

Mortgage Corporation PLC in the

presence of:- *M. D. Gilbody*



953502

SIGNED AS A DEED by PETER )

STOTT in the presence of:-

*Peter Stott*

*Sarah Taylor*

*SARAH TAYLOR*

*3 BOLLANS COTTAGE*

*LOVE BENTHAM*

*HANWORTH*

SIGNED AS A DEED by KATHERINE )

STOTT in the presence of:-

*Katherine Stott*

*Sarah Taylor*

*SARAH TAYLOR*

*3 BOLLANS COTTAGE*

*LOVE BENTHAM*

*HANWORTH*