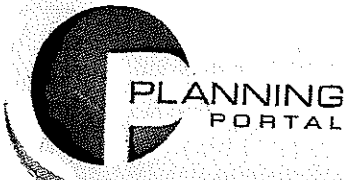


076

Public



Application for a new planning permission to replace an extant planning permission, in order to extend the time limit for implementation.
Application for replacement of associated listed building and/or conservation area consents in order to extend the time limit for implementation.

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.

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: House number: House suffix:

House name: SHACKLETONS HOME & GARDEN CENTRE

Address 1: CLITHEROE ROAD.

Address 2: CHATBURN.

Address 3:

Town: CLITHEROE.

County: LANCASHIRE.

Postcode (optional): BB7 4JY.

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

Easting: Northing:

Description:

HOME & GARDEN CENTRE.

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 of advice (DD/MM/YYYY):

Details of pre-application advice received:

5. Eligibility

Was the existing planning permission extant on 1 October 2010? Yes No

If you have answered No to this question, you cannot apply to replace this planning permission.

If you are applying to replace an existing listed building or conservation area consent, is it associated with a planning permission which you are also applying to replace? Yes No Not Applicable

If you have answered No to this question you cannot apply to replace this listed building consent or conservation area consent.

If you are applying to replace a listed building or conservation area consent, was it extant on 1 October 2010? Yes No Not Applicable

If you have answered No to this question you cannot apply to replace this listed building consent or conservation area consent.

6. Description Of Your Proposal

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

NEW RETAIL SHOP & WAREHOUSE FACILITIES TO USE IN CONNECTION WITH SHACKLETONS HOME & GARDEN CENTRE.

Reference number: 3 / 2010 / 0378.

Date of decision (DD/MM/YYYY): 2 / 9 / 2010.

What was the original application type?: (e.g. 'Full', 'Householder and Listed Building', 'Outline')

Full

6. Description Of Your Proposal (continued)

For the purpose of calculating fees, which of the following best describes your application for planning permission?

Major development: typically consists of developments for waste, or more than 10 dwellings or a site larger than 0.5 ha, or building(s) with a floor space of 1,000 sq m or more

Householder development: development to an existing dwellinghouse or development within its curtilage

Other: anything not covered by either of the above categories

If you are also seeking to replace an associated a) listed building consent and/or a b) conservation area consent in order to extend the time limit for their implementation, please also provide a description of the consented schemes, including the application reference numbers and dates of decision:

a) Listed building consent (if applicable):

NA.

Reference number:

Date of decision (DD/MM/YYYY):

b) Conservation area consent (if applicable):

NA.

Reference number:

Date of decision (DD/MM/YYYY):

Authority Employee / Member

With respect to the Authority, I am:

- a) a member of staff
- b) an elected member
- c) related to a member of staff
- d) related to an elected member

Do any of these statements apply to you?

Yes No

If yes please provide details of the name, relationship and role

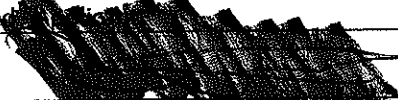
8. Ownership Certificates

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 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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: 	Or signed - Agent:	Date DD/MM/YYYY: 27/8/2013
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CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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:
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CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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):

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Signed - Applicant:	Or signed - Agent:	Date DD/MM/YYYY:
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8. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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):

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:

9. 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):

27/8/2013

(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):

10. 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 Article 12 Certificate (Agricultural Land Declaration):

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

The correct fee:

For applications to replace listed building or conservation area consents only:

The original and 3 copies of a plan which identifies the land to which the application relates and drawn to an identified scale and showing the direction of North

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

11. 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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Redacted Signature]

[Redacted Signature]

28/8/2013

12. 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]

13. 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]

14. 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]

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2010/0378

DECISION DATE: 02 September 2010

DATE RECEIVED: 11/05/2010

APPLICANT:

Mssrs D and P Shackleton
Shackletons Garden Centre and Lifestyle
Centre
Clitheroe Road
Chatburn
Lancs
BB7 4JY

AGENT:

Janet Dixon Town Planners Ltd
10A Whalley Road
Clitheroe
Lancs
BB7 1AW

DEVELOPMENT Proposed Aquatics Building.

PROPOSED:

AT: Shackletons Garden Centre and Lifestyle Centre Clitheroe Road
Chatburn Lancashire BB7 4JY

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following **condition(s)**:

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall be implemented in accordance with the proposal as detailed on drawings TRI-0559/01 REV0 proposed plans and elevations and TRI-0559/02 REV0 site block plan.

REASON: For the avoidance of doubt to clarify which plans are relevant.

3. This permission shall be read in conjunction with the Section 106 Agreement dated 3 August 2009 and Deed of Variation dated 27 August 2010 which restricts the extent of the retail use on site and ensures this building does not operate independently from the site's primary use as a garden centre.

REASON: For the avoidance of doubt as the site is the subject of a Section 106 Agreement.

Relevant planning policy

Policy G1 - Development Control.

Policy G5 - Settlement Strategy.

Policy ENV3 - Development in Open Countryside.

Policy EMP8 - Extensions/Expansions of Existing Firms.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity, nor would it have an adverse visual impact or be to the detriment of highway safety.

P.T.O.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission 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.



STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES

