



RIBBLE VALLEY
BOROUGH COUNCIL

3 20140925 P

For office use only

Application No. 3/2014/0925

Date received

Fee paid £

Receipt No:

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

Application for a Lawful Development Certificate for an Existing use or operation
or activity including those in breach of a planning condition.

Town and Country Planning Act 1990: Section 191 as amended by section 10 of
the Planning and Compensation Act 1991.

Town and Country Planning (Development Management Procedure) (England) Order 2010

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: Mr First name: R Surname: Drinkall

Company name: []

Street address: c/o Agent

Town/City: []

County: []

Country: United Kingdom

Postcode: []

Country Code: [] National Number: [] Extension Number: []

Telephone number: []

Mobile number: []

Fax number: []

Email address: []

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: [] First Name: Alan Surname: Kinder

Company name: Avalon Town Planning Ltd

Street address: 2 Reedley Business Centre

Redman Road

Reedley

Town/City: Burnley

County: Lancashire

Country: []

Postcode: BB10 2TY

Country Code: [] National Number: 01282 834834 Extension Number: []

Telephone number: []

Mobile number: []

Fax number: []

Email address: planning@avalontp.co.uk

3. Site Address Details

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

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	Croft House		
Street address:	Twitter Lane		
	Waddington		
Town/City:	Clitheroe		
County:	<input type="text"/>		
Postcode:	BB7 3LG		

Description:

Certificate of lawful use in respect of the occupation of a dwelling in breach of a restrictive condition.

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

Easting:	371791
Northing:	442666

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land:

a) Owner b) Lessee c) Occupier d) Other

6. 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

7. Description of Use, Operation or Activity

Which category describes the existing use or operation or development for which the certificate is sought:

- An existing use
- An existing operation
- An existing use, operation or activity in breach of a condition

Being a use, operation or activity in effect on the date of this application.

If Yes, to either 'an existing use' or 'an existing use in breach of a condition', please state which one of the Use Classes of the Town and Country Planning (Use Classes) Order 1987 (as amended) the use relates to:

Use Classes: Other:

8. Description of Use, Operation or Activity

Describe the existing uses, building works or activities for which you want a lawful development certificate. Where appropriate, show to which part of the land each use building works or activity relates:

Occupation of the dwelling by persons not satisfying the restrictive occupancy condition

9. Grounds For Application For A Lawful Development Certificate

Under what grounds is the certificate being sought:

- The use began more than 10 years before the date of this application
- The use, building works or activity in breach of condition began more than 10 years before the date of this application.
- The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- The use as a single dwelling house began more than four years before the date of this application
- Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the certificate is sought on 'Other' grounds please give details:

If the certificate is sought for a use, operation, or activity in breach of a condition or limitation, please specify the condition or limitation that has not been complied with:

Reference number: Condition number: Date:

Please state why a Lawful Development Certificate should be granted:

10. Information in Support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed?

In the case of an existing use or activity in breach of conditions has there been any interruption?

 Yes No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought:

 Yes No

10. Information in Support of a Lawful Development Certificate (cont.) - Residential / Dwelling Units

Does the application for a certificate relate to a residential use where the number of residential units has changed?

 Yes No

11. 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

12. Declaration

I/we hereby apply for a Lawful Development Certificate 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:

Warning:
The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.

6 October 2014

Our Ref: AK/VK/DRIN/01

3 2014 09 25 P

Development Department
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
Lancs
BB7 2RA

Dear Sir/Madam

CERTIFICATE OF LAWFUL USE FOR OCCUPATION OF A DWELLING IN BREACH OF A PLANNING CONDITION - CROFT HOUSE, TWITTER LANE, WADDINGTON

I herewith attach a completed application for a Certificate of Lawfulness in respect of the occupation of an agricultural workers dwelling in breach of the restrictive occupancy condition No.2 on consent 3/1991/0313. The case as submitted makes reference to the fact that our client Mr Drinkall has not derived income from agricultural sources throughout the past 10 years with his primary source of income being derived as a landlord from the commercial rent yield associated with the various enterprises run at Backridge Farm. If it is deemed necessary then I have instruction from my client that they can furnish the authority with full accounts for the relevant period from 2004 to date which would ably demonstrate this fact. However I am concerned that clearly this information is highly sensitive and would not wish this to be held in the public domain. However if as an authority you feel this additional information necessary then I can gladly deposit this with the application on the understanding that it remains "Exempt Information" under the access to information legislation, i.e. outside the public domain.

Equally if you should have any further queries before arriving at a decision in this matter then please do not hesitate to contact me for clarification on any point.

Yours faithfully

A Kinder

Alan Kinder Dip.TP. MRTPI

