



RIBBLE VALLEY
BOROUGH COUNCIL

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

For office use only

Application No.

Date received

Fee paid £

Receipt No:

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. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Plant Nursery

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country	
Postcode	BB7 4PF
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title	
First name	John
Surname	Metcalf
Company name	Rural Futures
Address line 1	Rural Futures
Address line 2	78a Main Street
Address line 3	Warton
Town/city	Carnforth
Country	United Kingdom
Postcode	LA5 9PG
Primary number	01524736845
Secondary number	07791488410
Fax number	
Email	johnm@ruralfutures.co.uk

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of an existing potting shed and covered sales area, to be replaced with a glasshouse and linking access to the existing Garden Kitchen. Construction of a two storey demonstration unit with offices and toilets. The construction of a covered terrace area adjacent to the Kitchen Garden. Construction of a training/classroom. Covered walkways

Reference number

3/2018/0396

Date of decision (date must be pre-application submission)

17/08/2018

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

Condition number(s)

Condition number 2

4. Description of the Proposal

Has the development already started?

☒ Yes ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

10/12/2018

Has the development been completed?

☐ Yes ☒ No

5. Condition(s) - Removal

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

The condition relates to the materials used in the development. The proposed roofing material for the demonstration barn was originally a sedum living roof. During the preparation of calculations for the specification of the steel structure of the building a number of factors have come into play which make this material impractical. The pitch of the roof is steeper than recommended for sedum roofs and the additional cost is in excess of £120/m2. A decision has been made to alter the roofing material to a type which allows a more practical alternative, whilst maintaining the natura appearance of the roof.

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

The condition to allow the roofing material to be fibre cement sheets which will be treated to encourage lichens, liverworts and mosses to colonise the sheets to give a natural weathered appearance. A full description of the materials and methods used is laid out in a supporting statement.

6. 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

7. 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):

Officer name:

Title

First name Robert

Surname Major

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Verbal discussion.

8. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

8. Ownership Certificates and Agricultural Land Declaration

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant
☒ The agent

Title	
First name	John
Surname	Metcalf
Declaration date (DD/MM/YYYY)	21/12/2018

☒ 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 (cannot be pre-application)	21/12/2018
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