



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	The Beeches
Address line 1	Clitheroe Road
Address line 2	Great Mitton
Address line 3	
Town/city	Clitheroe
Postcode	BB7 9PH

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

Easting (x)	371183
Northing (y)	440001

Description

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2. Applicant Details

Title	Mr
First name	A
Surname	Cockburn
Company name	
Address line 1	The Beeches,
Address line 2	Clitheroe Road
Address line 3	Great Mitton
Town/city	Clitheroe

2. Applicant Details

Country	
Postcode	BB7 9PH
Primary number	
Secondary number	
Fax number	
Email address	

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

3. Agent Details

Title	Mr
First name	Gary
Surname	Hoerty
Company name	Gary Hoerty Associates
Address line 1	Suite 9
Address line 2	Grindleton Business Centre
Address line 3	The Spinney, Grindleton
Town/city	Clitheroe
Country	
Postcode	BB7 4DH
Primary number	01200-449700
Secondary number	
Fax number	
Email	gary.hoerty@ghaonline.co.uk

4. Description of the Proposal

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

Proposed change of use of agricultural land and development of ten holiday chalets	
Reference number	
3/2018/0050	
Date of decision (date must be pre-application submission)	25/05/2018
Please state the condition number(s) to which this application relates	
Condition number(s)	
Condition 19 - Vary. Condition 20 - Delete.	

4. Description of the Proposal

Has the development already started?

☐ Yes ☒ No

5. Condition(s) - Removal/Variation

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

Condition 20 - We wish to delete this condition as it ties the approved holiday chalet business to the existing dwelling at the site. This is unreasonable and unnecessary and is inconsistent with the stance taken by the Council with respect to other similar proposals in the Borough in which they have stated that it is NOT necessary to have a dwelling at the site of holiday lets as the required management and maintenance etc. can be carried out by persons living elsewhere (see covering letter for more details).

Condition 19 - We wish to vary this condition because the Site Management Plan to which it relates states that the site management team will be resident at the dwelling, The Beeches and that guests must report to the dwelling on arrival. In view of the request to remove Condition 20 an amended Site Management Plan (with a new reference number) has been submitted with this application. Condition 19 therefore just needs amending to refer to the new Site Management Plan.

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

Condition 19 should be varied by the deletion of the existing reference Coc/820/2326/CS which should be replaced with the new reference Coc/820/2624/CS.

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?

- ☒ 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

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.**

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

Surname

Declaration date (DD/MM/YYYY)

☒ 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)

27/03/2019