

# RIBBLE VALLEY BOROUGH COUNCIL

Department of Development  
Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA  
Telephone: 0200 25111 Fax: 0200 26339

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Town and Country Planning Act 1990

## **PLANNING PERMISSION**

**APPLICATION NO:** 3/93/0056/P  
**DECISION DATE:** 3 SEPTEMBER 1993  
**DATE RECEIVED:** 2 FEBRUARY 1993

**APPLICANT:**

JOHN DWYER  
BEACON HOLME  
WHALLEY ROAD  
SIMONSTONE  
BURNLEY

**AGENT:**

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**DEVELOPMENT PROPOSED:** ERECTION OF DETACHED GRANNY FLAT WITHIN CURTILAGE OF BEACON HOLME

**AT:** BEACON HOLME, WHALLEY ROAD, SIMONSTONE

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):

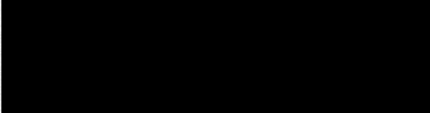
- 1 The development must be begun not later than the expiration of five years beginning with the date of this permission.
- 2 This approval shall be read in conjunction with the accompanying Section 106 Agreement signed and dated 3 September 1993.

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

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt.

**Note(s)**

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

  
**PHILIP BAILEY**  
**DIRECTOR OF DEVELOPMENT**

DATED

3rd September

1993

**RIBBLE VALLEY BOROUGH COUNCIL**

- and -

**NATIONAL WESTMINSTER HOME LOANS LTD**

- and -

**MR AND MRS S J DWYER**

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

Under Section 106 Town and Country Planning Act 1990

relating to property known as

Beaconholme Whalley Road Simonstone Burnley Lancashire

**P F TIMSON LL.B**

**CHIEF LEGAL OFFICER**

**RIBBLE VALLEY BOROUGH COUNCIL**

**CLITHEROE**

THIS AGREEMENT is made the *Third* day of *September*

One thousand nine hundred and ninety three BETWEEN **RIBBLE VALLEY  
BOROUGH COUNCIL** of Council Offices Church Walk Clitheroe Lancashire  
(hereinafter called "the Council") of the one part and **NATIONAL  
WESTMINSTER HOME LOANS LIMITED** of Priory House Birmingham  
(hereinafter called "the Company") of the second part and **JOHN DWYER** and  
**MARGARET SUSAN DWYER** of Beaconholme Whalley Road Simonstone  
Burnley (hereinafter called "the Owners") of the other part

WHEREAS

- (1) The Council is the local planning authority for the purposes of the Town and Country Planning Act 1990 for the area within which certain land and property known as Beaconholme Whalley Road Simonstone Burnley Lancashire shown edged red on the plan attached hereto is situated
- (2) The Owners are seised of the fee simple in possession of the said land and property
- (3) The said land and property is subject to a Legal Charge dated the Nineteenth day of June One thousand nine hundred and eighty four made between the Owners of the one part and the Company of the other part
- (4) The Owners have by written application dated the Twenty eighth day of January One thousand nine hundred and ninety three applied to the Council for permission to develop the said land and property by the erection of a detached granny flat 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

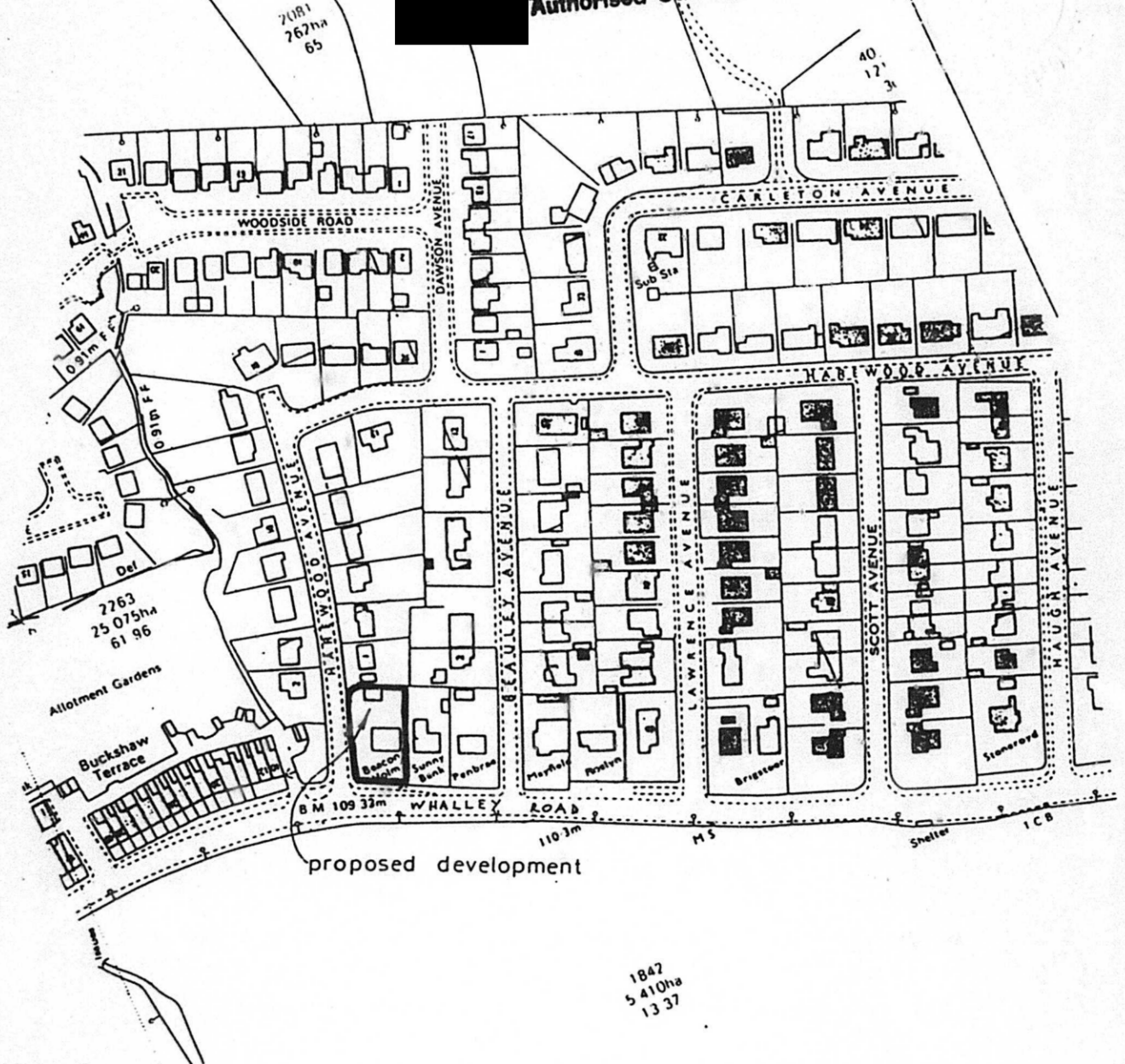
# Location Plan

scale 1 / 2500

The Common Seal of  
National Westminster Bank  
was hereunto affixed

Authorised Sealing Officer

North



## Proposed Development

at  
Beacon Holme  
Whalley Road.

SIMONSTONE

for  
John Dwyer

January 1993

N O W · THIS DEED W I T N E S S E T H as follows: \_\_\_\_\_

1. THIS Agreement is made in pursuance of Section 106 of the Town and Country Planning Act 1990 \_\_\_\_\_

2. IN consideration of the Council hereby approving the said development for the purposes of the said Act the Owners and the Company covenant with the Council as set out in the Schedule hereto \_\_\_\_\_

3. THE expressions "the Council" "the Company" and "the Owners" shall include their respective successors in title and assigns \_\_\_\_\_

IN WITNESS whereof the council and the Company have caused their Common Seals to be hereunto affixed and the Owners have signed as a deed the day and year first before written \_\_\_\_\_

THE SCHEDULE

1. The <sup>Company</sup> ~~Society~~ but so as not to impose any liability on the <sup>Company</sup> ~~Society~~ except during such time as the <sup>Company</sup> ~~Society~~ is in occupation of the said land and property and the Owners hereby covenant with the Council that the said land and property shall be permanently subject to the restriction regulating the development thereof as hereafter contained and the purport and intent of such covenant shall be endorsed by way of Memorandum on the Owners title deeds relating to the said land and property \_\_\_\_\_

2. The said restriction referred to in the preceding clause is as follows: \_\_\_\_\_

Not to allow the building the subject of the development to be sold or let as a separate dwelling or used other than as domestic accommodation forming part of the property known as Beaconholme Whalley Road Simonstone Burnley Lancashire \_\_\_\_\_

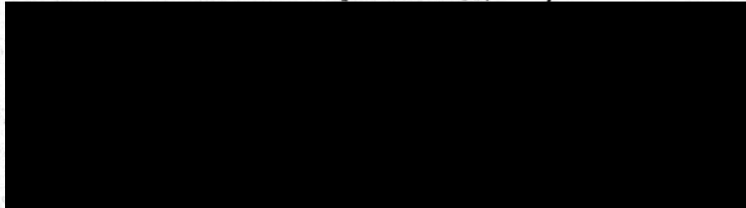
THE COMMON SEAL OF RIBBLE )  
VALLEY BOROUGH COUNCIL )  
was hereunto affixed in the presence )  
of: )



Mayor  
Chief Executive



THE COMMON SEAL OF )  
NATIONAL WESTMINSTER )  
HOME LOANS LIMITED was )  
hereunto affixed in the presence of: )



AUTHORISED SEALING OFFICER  
SIGNED AS A DEED BY JOHN )



Witness  
Name  
Address  
Occupation

DWYER in the presence of: )

PAUL DWYER

BRACONHOLME, WHALLEY ROAD, SIMONSTONS  
SALES CONSULTANT.

SIGNED AS A DEED BY )  
MARGARET SUSAN DWYER in )  
the presence of: )



Witness  
Name  
Address  
Occupation

PAUL DWYER

BRACONHOLME, WHALLEY RD, SIMONSTONS.  
SALES CONSULTANT.

3-93-0056

proposed additional accommodation

at Beacon Holme,  
Whalley Road,  
SIMONSTONE

for JOHN DWYER

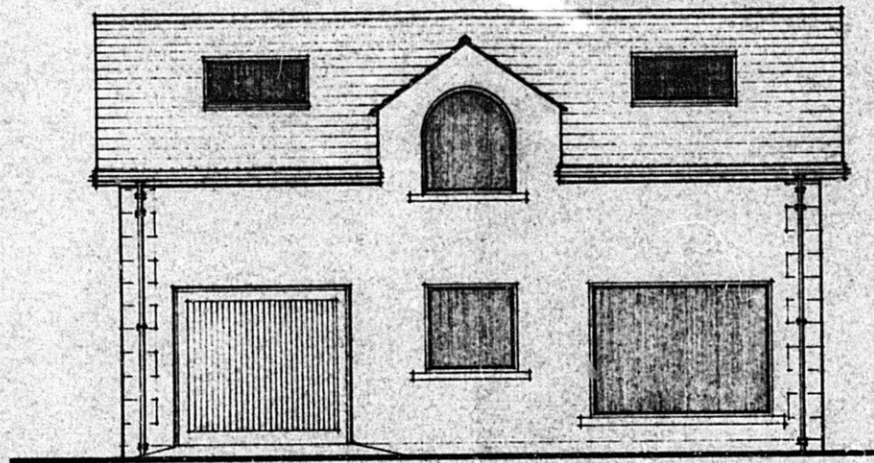
scale 1 / 50  
January 1993

DETAIL OF FINISHES

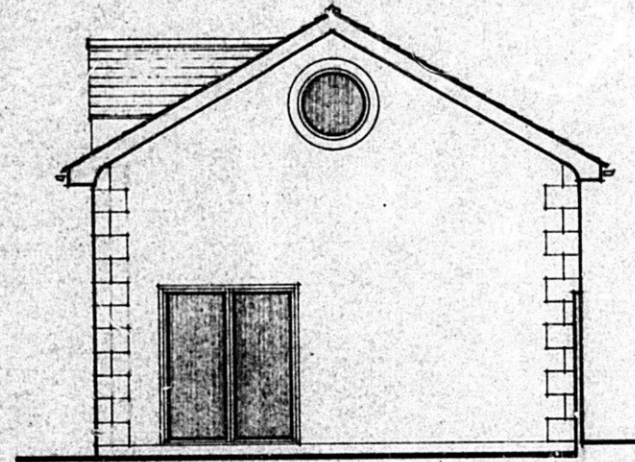
ROOF :-  
DENVILTON BLUE SLATE  
WALLS :-  
SANDWICH FINISHED IN WHITE RENDER  
WITH STONE BACK QUARTZ AT CORNERS  
(CHURCH ELEVATION HAS IN FRONT BRICKWORK)

3 93 0056 P

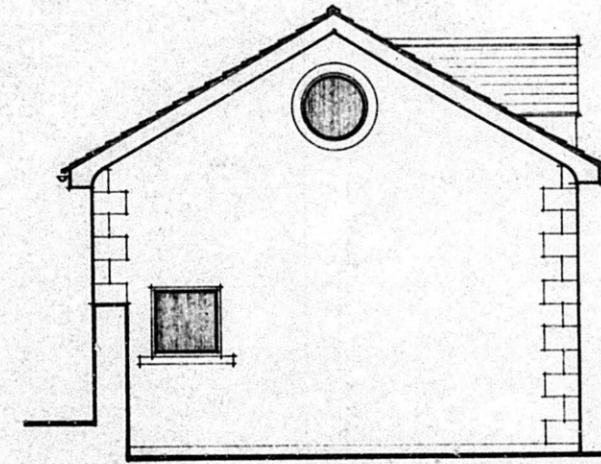
Ribble Valley Borough Council  
Town and Country Planning Act 1990  
Granted with Conditions  
3 SEP 1993



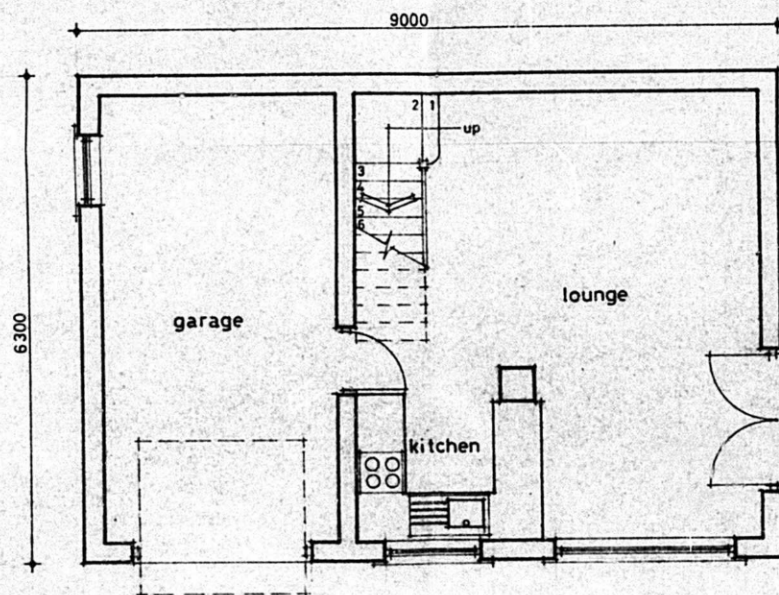
south elevation



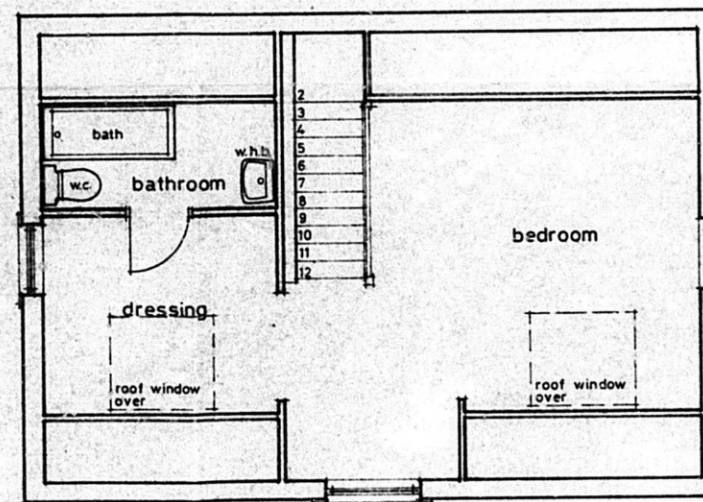
east elevation



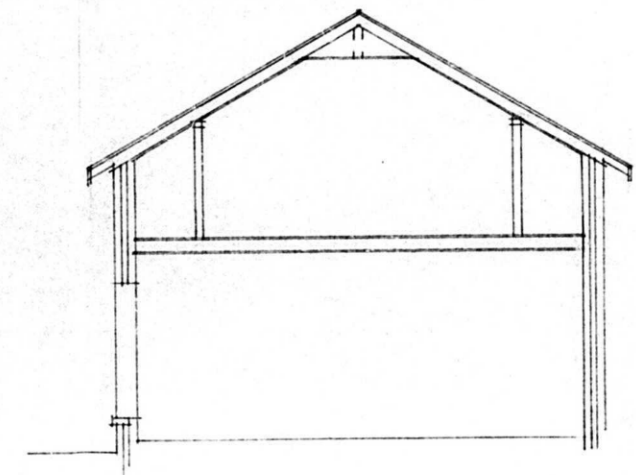
west elevation



ground floor plan



first floor plan

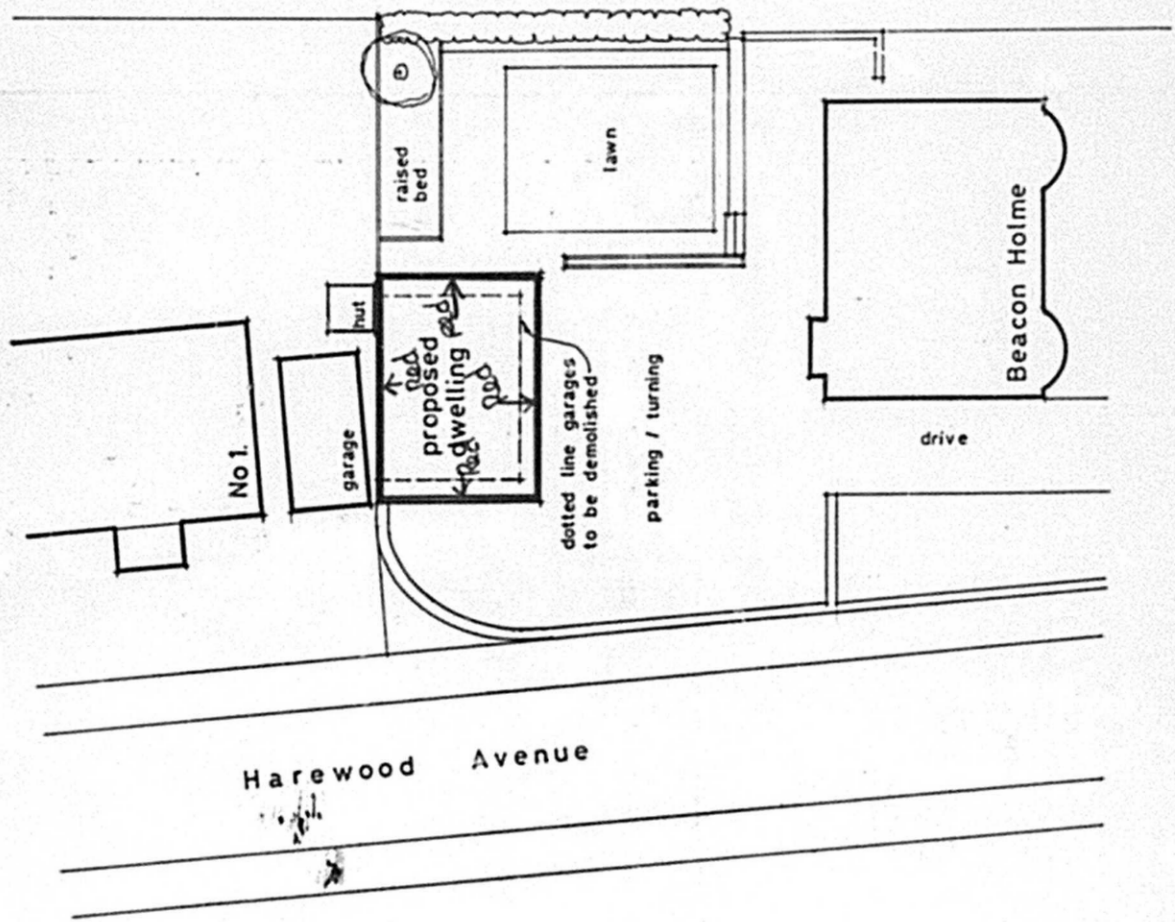
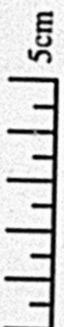


section

**Site Plan**

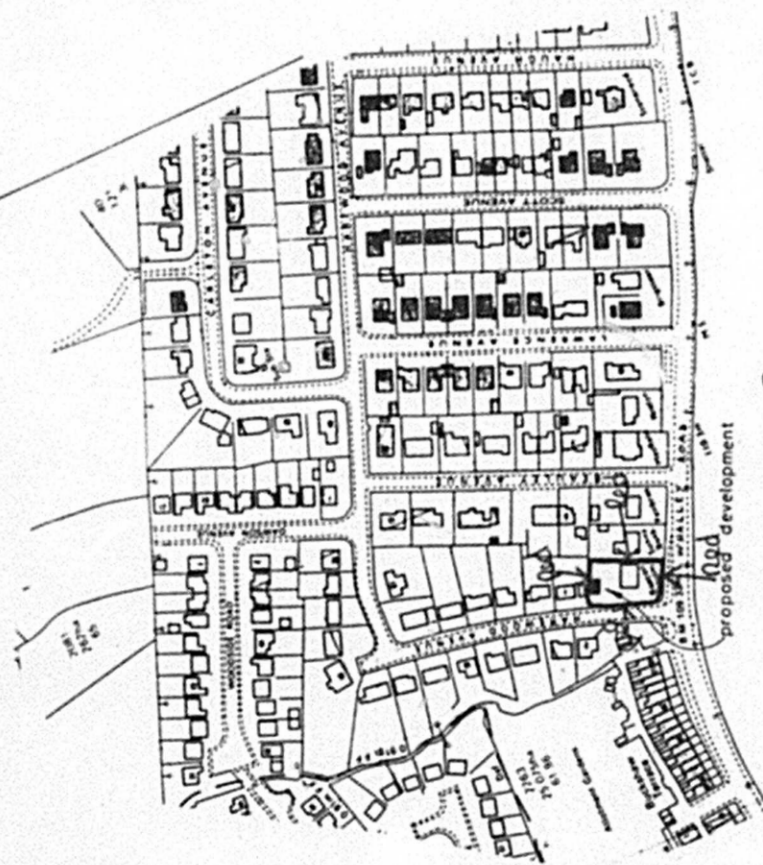
scale sixteen feet to one inch

Scale



**Location Plan**

scale 1 / 2500



**3 93 0056 P**

**Proposed Development**

Ribble Valley Borough Council  
 Town and Country Planning Act 1990  
**Granted with Conditions**  
 13 SEP 1993

at Beacon Holme  
 Whalley Road  
 SIMONSTONE  
 for John Dwyer

January 1993