



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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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: MR First name: MARK
Last name: HARRISON
Company (optional): MFH PROJECTS
Unit: House number: House suffix:
House name: C/O AGENT
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

2. Agent Name and Address

Title: MR First name: CRAIG
Last name: HARRISON
Company (optional): SPA LTD
Unit: House number: House suffix:
House name: HAZELMERE
Address 1: PIMLICO ROAD
Address 2:
Address 3:
Town: CLITHEROE
County:
Country:
Postcode: BB7 2AG

3. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: **PACK HORSE GARAGE**

Address 1: **MELLOR BROW**

Address 2:

Address 3:

Town: **MELLOR**

County:

Postcode (optional): **BB2 7PN**

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

Easting: Northing:

Description:

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:

ADAM BIRKETT

Reference:

25.10.2021

Date (DD/MM/YYYY):

(must be pre-application submission)

25.10.2021

Details of pre-application advice received?

SUBMIT: REMOVAL OR VARIATION OF A CONDITION APPLICATION.

5. Description Of Your Proposal

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

DEMOLITION OF EXISTING COMMERCIAL PREMISES AND ERECTION OF 9NO. APARTMENTS ON CLEARED SITE OF PREMISES / CAR PARK.

Reference number: **3/2013/0306** Date of decision (DD/MM/YYYY): **2013** (date must be pre-application submission)

Please state the condition number(s) to which this application relates: **AND REF: 3/2013/0306**

1.		6	
2.		7	
3.		8	
4.		9	
5.		15	Condition 15

Has the development already started?

☒ Yes ☐ No

If Yes, please state when the development started (DD/MM/YYYY):

2003

(date must be pre-application submission)

Has the development been completed?

☐ Yes ☒ No

If Yes, please state when the development was completed (DD/MM/YYYY):

(date must be pre-application submission)

6. Condition(s) - Removal

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

NEW RETAINING WALLS TO REPLACE DILAPIDATED RETAINING WALLS AND FORM PARKING AREAS. (REFER TO PLANNING HISTORY.)

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

TO INCLUDE ALTERATIONS TO RETAINING WALLS

7. Ownership Certificates and Agricultural Land Declaration

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

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**

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.

* "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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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* and/or agricultural tenant** of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

7. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

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Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

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On the following date (which must not be earlier than 21 days before the date of the application):

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Signed - Applicant:

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Or signed - Agent:

--

Date (DD/MM/YYYY):

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CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

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Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

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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. 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 Ownership Certificate (A, B, C or D – as applicable) and Article 12 Certificate (Agricultural Holdings)

☐

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

☐

The correct fee:

☐

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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

02/11/2021

(date cannot be pre-application)

10. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

11. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

12. 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:

Telephone number:

Email address:

MFH Projects Ltd.

Unit 11,
Three Point Business Park
Charles Lane
Haslingden
Rossendale
BB4 5EH



Dear Adam,

Further to our recent conversation regarding retaining walls, trees, etc. Please find below notes relating to the application.

There is currently no retaining wall at the back of the Victoria terrace residents' car park and it looks like the banking has slipped over the years, so I propose to excavate out to the line shown on the plan and build a new retaining wall to the full length to secure the banking.

As you enter the access road, there is a low wall, which is falling down in places, so I intend to replace this with a new retaining wall as a continuance of the new wall.

In accordance with approved plans relating to Mill Cottage redevelopment we are creating a new parking area for residents of the new houses, shown red on attached plan.

Adjacent to that we have excavated out to form parking accessed from the new access road, but as this land is currently lower than Victoria terrace the old wall is unstable and we intend to build a new retaining wall, which will be double sided above ground level. Though this land is lower, the levels will be increased to suit the new roadway and bridge, so I suspect the ground will be raised about 50cm or so.

To facilitate the building of these walls, there are some self sown trees which will need removing, as shown on plan and pictures attached. However, please can I point out that this relates to a planning permission first granted in 2002 (3/2002/0627) and subsequently renewed several times, in fact the plan attached is dated 2006 and on that plan you can see that the edge of the car park is roughly where I am proposing the retaining wall to be and whilst these trees look a reasonable size now, they probably weren't even there in 2006 and certainly not in 2002, so should be considered as to be removed as part of the existing planning.

By building the retaining wall, it will allow the road way to be shifted to the NW and therefore should avoid having to relocate the stream as was the case on the original planning approved.

As the "car park" has been adapted over the years to suit other planning applications, like forming the roadway for application 3/2016/0092 for 3 detached houses across the brook, I'm not really sure which planning approval reference this ought to relate too, but as the car park relating to the Pack horse garage permission seems the most relevant, I've used this one.

Planning history

Non material amemdments	3/2018/0241
Variations	3/2016/0282
Renewal	3/2013/0306
Original	3/2002/0627

Materials

All Retaining walls built using Marshalls "Ash" split face, to match other walling on the site.

If you have any queries at all, then please don't hesitate to contact me,

Yours faithfully

Mark Harrison