



For office use only

Application No.

Date received

Fee paid £

Receipt No:

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

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Burnhouse Farm

Address Line 1

Back Lane

Address Line 2

Address Line 3

Lancashire

Town/city

Slaidburn

Postcode

BB7 3EE

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

Easting (x)

368160

Northing (y)

452764

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mrs

First name

Sophie

Surname

Marshall

Company Name

MacMarshalls Chartered Rural Surveyors & Planning Consultants

Address

Address line 1

MacMarshalls Ltd

Address line 2

Hamill House

Address line 3

112-116 Chorley New Road

Town/City

Bolton

County

Country

Postcode

BL1 4DH

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

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

Change of use from agricultural to site for three camping pods

Reference number

3/2021/0721

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

01/09/2021

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

Condition number(s)

6

Has the development already started?

Yes

No

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

01/12/2021

Has the development been completed?

Yes

No

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

01/06/2022

Condition(s) - Variation/Removal

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

Permission is sought to vary condition 6 in order to permit additional decking and hot tubs to the existing 3No. camping pods. Competitors holiday accomodation in the area provides the addition of a hot tub. This additional feature is a filter commonly used by holiday makers when looking for accomodation. It is extremely popular and also commands higher rental costs, helping the farm to make additional money from their diversification enterprise. It has already been explained how the applicant farms and the costs involved in maintaining the landscape within the AONB. With rising costs, profitability has decreased since the last application was approved. The hot tub helps to provide a better return on investment and subsidises the farming and maintainance costs.

The decking and hot tubs have been dug into the ground to minimise visual impact, as seen on the site photographs. Landscape plantings can also be seen. As these grow, they will provide further soft screening.

Decking areas have been added as guests wanted an area that was flat and clean outside in order to enjoy sitting out. The decking is easy to maintain and repair and is timber, fitting in with the adjoining woodland.

The pods with their decking and hot tubs are proving to be a successful diversification enterprise and the applicant is seeking to retain them to futureproof the business.

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

For the avoidance of doubt this consent relates to the siting of 3 camping pods as detailed on the approved plans. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order, with or without modification), no further hardstandings, decking, other structures, or additional holiday accommodation units other than that development within approved plan Hartley's Huts site plan and as expressly granted by this planning permission shall be sited on the land edged red whilst the use referred to in the planning permission persists.

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

Pre-application Advice

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

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

Certificate Of Ownership - Certificate A

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

Mrs

First Name

Sophie

Surname

Marshall

Declaration Date

03/02/2023

Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Sophie Marshall

Date

08/02/2023