



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

Eaves Hall

Address Line 1

Eaves Hall Lane

Address Line 2

Address Line 3

Lancashire

Town/city

West Bradford

Postcode

BB7 3JG

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

Easting (x)

373826

Northing (y)

444818

Description

Applicant Details

Name/Company

Title

Mr

First name

James

Surname

Warburton

Company Name

James' Places

Address

Address line 1

Eaves Hall Lane

Address line 2

Address line 3

Town/City

West Bradford

County

Lancashire

Country

Postcode

BB7 3JG

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

mr

First name

Charles

Surname

Stanton

Company Name

Stanton Andrews Architects

Address

Address line 1

44 York Street

Address line 2

Address line 3

Town/City

Clitheroe

County

Country

United Kingdom

Postcode

BB7 2DL

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of the Proposal

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

Construction of 15 eco lodges and infrastructure to provide additional accommodation for Eaves Hall.

Reference number

3/2020/0544

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

25/11/2020

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

Condition number(s)

2, 4, 5, 12, 14 - 16, 19 , 22

Has the development already started?

☒ Yes

☐ No

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

13/12/2021

Has the development been completed?

☐ Yes

☒ No

## Condition(s) - Variation/Removal

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

Changes to condition 2 to reflect updated layout and change of lodge type

Condition 4,5,12,14,15,16,19,22 to be omitted as additional information included within application to allow condition to be discharged. Sample provided to discharge condition 3.

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

Condition 2 Replace drawings

Drawing number: Proposed Site Plan 1813/PL01 rev.B

Drawing number: Proposed Eco Lodge 1 Bed 1813/PL02 rev.A

Drawing number: Proposed Eco Lodge 2 Bed 1813/PL03 rev.A

Drawing number: Details 1813/PL04 rev.B (received 24.09.2020)

with

Drawing number: Proposed Site Plan 2319/PL01

Drawing number: Proposed Eco Lodge 1 Bed 2319/PL02

Drawing number: Proposed Eco Lodge 2 Bed 2319/PL03

Drawing number: Refuse store and cycle storage 2319/PL05

Drawing number: Site entrance 2319/PL10

Document number: Surface water drainage scheme 10855 report

Document number: Construction Method Statement 2319/CMS

## 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

**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

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

Date (must be pre-application submission)

26/02/2023

Details of the pre-application advice received

Confirmed that provided the lodges would be placed directly on the ground and the layout, orientation, car parking and landscaping would remain as approved under 2020/0544 then the changes to the pods would require the submission of a section 73 application for a minor material amendment.

Confirmed that the conditions have not been discharged as both of the previous applications to vary the permission under s.73 were refused.

## 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

mr

First Name

Charles

Surname

Stanton

Declaration Date

28/03/2023

☒ 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

Charles Stanton

Date

28/03/2023