

Ribble Valley Borough Council

PLANNING

12 SEP 2023

FOR THE
ATTENTION OF

Application for the Modification or Discharge of Planning Obligations

Town and Country Planning Act 1990 (Section 106A)

Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992

FOR OFFICE USE ONLY

APPLICATION NO: _____

DATE RECEIVED: _____

FEE PAID (AMOUNT): _____ (DATE): _____

RECEIPT NO: _____

PLEASE READ
ACCOMPANYING GUIDANCE
NOTES FIRST AND COMPLETE
IN BLOCK LETTERS

PLANNING APPLICATION FORMS ARE PUBLIC DOCUMENTS AND ALL INFORMATION CONTAINED ON
THEM WILL BE PLACED ON DEPOSIT FOR PUBLIC INSPECTION, BOTH IN THE COUNCIL OFFICES, AND
ON A WEBSITE

1a Name and Address of Applicant

ROBERT EVANS

EASTHAM HOUSE

CLITHEROE RD

MITTON

LANCS

BB7 9PH

Tel No: _____

1b Name and Address of Agent (if
any)

Name for contact

Tel

No: _____

2. Address of the Site*

NOS 1 AND 2

THE OLD COTTON MILL

PRIMROSE RD

CLITHEROE

LANCS

BB7 1BS

3. Description of Planning Obligation** - please give sufficient information to enable the
identification of the Planning Obligation you wish to modify or Discharge

TWO OF THE APARTMENTS AT THE ABOVE DEVELOPMENT
WERE ALLOCATED TO PERSONS AGED OVER 55 YEARS
AS PER THE SECTION 106 AGREEMENT (R0839-826)

4. Please state why you are applying for the modification or discharge of the planning obligation identified above.

I WISH TO APPLY FOR THE ABOVE CONDITION TO BE REMOVED PERMANENTLY, THE TWO APARTMENTS (N^{OS} 1 & 2) HAVE NOT YET SOLD EVEN THOUGH THEY HAVE BEEN ACTIVELY MARKETING FOR 18 MONTHS, I HAVE RECEIVED FEEDBACK FROM THE ESTATE AGENTS THAT THEY WOULD BE MUCH MORE LIKELY TO SELL WITHOUT THE O'SS CLAUSE. THIS IS FURTHER BACKED UP BY THE SALE OF ALL OTHER UNITS THAT DO NOT HAVE A SIMILAR CLAUSE.

5. Please provide any additional information that you consider relevant to the determination of this application.

NONE.

6. Please state the nature of the applicant's interest in the land.

OWNER/DEVELOPER

7. Declaration TO BE COMPLETED BY ALL APPLICANTS

I / ~~We~~ hereby apply for the modification or discharge of a planning obligation under Section 106A of the Town and Country Act 1990 in accordance with the details above, and the submitted plan(s) and documents.

I / ~~We~~ have completed an ownership certificate (either certificate A, B C or D as appropriate) and attached it to this application.

Signe

On behalf of

(insert applicant's name if signed by agent)

Date

11/11/2023.

Town and Country Planning Act 1990 (Section 106A)
Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992

CERTIFICATE UNDER REGULATION 4

CERTIFICATE A

I certify that:

1. On the day 21 days before the date of the accompanying application the planning obligation to which the application relates was enforceable against nobody other than the applicant

SIGNED



DATE

11/11/23

~~*On behalf of~~

CERTIFICATE B

I certify that:

1. *I have / The applicant has given the required notice to everyone else against whom, on the day 21 days before the date of the accompanying application the planning obligation to which the application relates was enforceable, as listed below:

Name of person at Address on Date notice served

SIGNED..... DATE

On behalf of

NOTES

* Delete where inappropriate

s106A – certs A & B

Town and Country Planning Act 1990 (Section 106A)
Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992

CERTIFICATE UNDER REGULATION 4

CERTIFICATE C

I certify that:

1. I / The applicant * cannot complete a Certificate A or B in respect of the accompanying application;
2. I have / the applicant has* given notice to the persons listed below, being persons against who, on the day 21 days before the date of the accompanying application the planning obligation to which the application relates was enforceable.

Name of person at Address on Date notice was served

1. I have / The applicant has* taken reasonable steps to ascertain the name and address of every person whom, on the day 21 days before the date of the accompanying application, the planning obligation to which the application relates was enforceable and who has not been given notice of the application: These steps were as follows:
(a)

Notice of the application, as attached to this application has been published on the
(b)

In the (c)

SIGNED

DATE

On behalf of

NOTES

* Delete where appropriate

(a) description of steps taken

(b) date of publication

(c) name of newspaper in which the notice was published

s106A – cert C

SERVE ON INDIVIDUAL(S) BY APPLICANT

Town and Country Planning Act 1990 (Section 106A)
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Notice of an Application to Modify or Discharge a Planning Obligation

I give notice that (a)

Is applying to RIBBLE VALLEY BOROUGH COUNCIL to modify/discharge * the planning obligation described below:

PLANNING OBLIGATION

Obligation description: (b)

Address of site: (c)

Obligation date: (d)

Any person against whom the planning obligation is enforceable who wishes to make representations about this application should make them in writing to the Director of Economic Development and Planning, Ribble Valley Borough Council, Council Offices, Church Walk, CLITHEROE BB7 2RA by:

(e)

SIGNED

DATE

*On behalf of

NOTES

- (a) Insert name of applicant.
- (b) Insert a brief description of the planning obligation which the applicant wishes to modify or discharge.
- (c) Insert address or location of land to which the planning obligation relates.
- (d) Insert date that the obligation was entered into.
- (e) Insert giving a period of 21 days beginning with the date of service of this notice.

* Delete where appropriate.

TO BE PUBLISHED IN A NEWSPAPER BY APPLICANT

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.....

SIGNED

DATE

.....

*On behalf of

.....

NOTES

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- (b) Insert a brief description of the planning obligation which the applicant wishes to modify or discharge.
- (c) Insert address or location of land to which the planning obligation relates.
- (d) Insert date that the obligation was entered into.
- (e) Insert giving a period of 21 days beginning with the date of service of this notice.

* Delete where inappropriate.