

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

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Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:



**RIBBLE VALLEY
BOROUGH COUNCIL**

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

Publication of applications on planning authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require further clarification, please contact the Local Planning Authority directly.

Printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Site Address Details

Please provide the full postal address of the application site.

Init: House number: House suffix:

House name: WEEPERS COTTAGE

Address 1: NORTHWIDE ROAD

Address 2:

Address 3:

Town: LANHITO

County: LANCASHIRE

Postcode (optional): BB6 3BD

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: BEN TAYLOR

Reference: EMAIL

Date (DD/MM/YYYY): 16/12/24
(must be pre-application submission)

Details of pre-application advice received?
ADVICE ON THE RELEVANT PLANNING CONDITION.

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:

PROPOSED ALTERATIONS AND EXTENSIONS TO EXISTING B&B PREMISES TO CREATE AN 8 BED BOUTIQUE HOTEL WITH ON SITE PARKING AND IMPROVED LANDSCAPING (PURSUANT TO VARIATION OF CONDITION 21 EXTENT OF DEMOLITION + REBUILDING ALLOWED) OF PLANNING PERMISSION 3/2022/0637

Reference number: 3/2024/0245 Date of decision (DD/MM/YYYY): 7/06/2024 (date must be pre-application submission)

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

1.	<input checked="" type="checkbox"/> APPROVED DRAWINGS	6.	
2.	CONDITION 19 <input checked="" type="checkbox"/>	7.	
3.		8.	
4.		9.	
5.		10.	

Has the development already started? Yes No
If Yes, please state when the development started (DD/MM/YYYY): 01/07/2024 (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:

TO ACCOMMODATE AN ACUNT COMPOUND - ALTERATION TO APPROVED LANDSCAPING PLAN 1000 A (11/10/22) AND SITE PLAN A1.2 (6/7/2022)

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

NEW LANDSCAPING PLAN 7000 D (6/11/2025) AND SITE PLAN

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 2015 Certificate under Article 14
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 part of, an agricultural holding**

OTE: 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:

[Redacted Signature]

Date (DD/MM/YYYY)

9/1/2025

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14
certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 14 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which the 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:

[Redacted Signature]

Or signed - Agent:

[Redacted Signature]

Date (DD/MM/YYYY)

Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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:

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:

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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CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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:

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

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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1. 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 (LPA) 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 14 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:



National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

2. 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:

[Redacted Signature]

Date (DD/MM/YYYY):

9/1/2025

(date cannot be pre-application)

10. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	

Email address (optional):

11. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	

Email address (optional):

2. 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)

Other has been selected please provide:

Contact name:

PETER HITCHEN

Telephone number:

[Redacted Telephone Number]

mail address:

[Redacted Mail Address]