



RIBBLE VALLEY
BOROUGH COUNCIL

PP-13677493

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

Lower Reaps Farm

Address Line 1

Whinney Lane

Address Line 2

Address Line 3

Lancashire

Town/city

Mellor

Postcode

BB2 7EL

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

Easting (x)

366123

Northing (y)

430211

Description

Applicant Details

Name/Company

Title

Mr

First name

Surname

Heys

Company Name

Address

Address line 1

Whinney Lane Barn

Address line 2

Whinney Lane

Address line 3

Town/City

Mellor

County

Country

Postcode

BB2 7EH

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

Neil

Surname

Andrews

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

Application for Planning Permission for proposed refurbishment of existing farm house, conversion of existing attached and detached barns to create three new dwellings, conversion of outbuildings for associated residential use and external works. Resubmission of 3/2022/0727.

Listed Building Consent for the proposed refurbishment of existing farm house, conversion of existing attached and detached barns to create three new dwellings, conversion of outbuildings for associated residential use and external works. Resubmission of 3/2022/0729.

Reference number

3/2022/1165
3/2022/1166

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

22/09/2023

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

Condition number(s)

Condition no.2

Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed in the following plans and documents:

1:2500 Location Plan Rev A
6590-P01E Proposed Site Plan
6590-P02C Proposed Ground Floor Site Plan
6590-PO3B Proposed Farmhouse Floor Plans and Elevations
6590-P04C Proposed Barn Floor Plans and Elevations
6590-P05A Proposed Outbuilding Floor Plans and Elevations
6590-P06 Proposed Access Track
6590-P07A Boundary Treatment Drawing
6590-P08A Curtilage Drawing
VN232589-D100 Visibility Splay

Structural Engineer's Report 16th June 2022
Bar Survey Report and Method Statement (Bats) 19.09.2022

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

Has the development already started?

Yes
 No

Condition(s) - Variation/Removal

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

See cover letter.

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

Condition no.2

Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed in the following plans and documents:

1:2500 Location Plan Rev A
2448-PL01A proposed - site plan
2448-PL03A proposed - plans unit no.3 and no.4
2448-PL04A proposed - elevations unit no.3 and no.4
6590-P04C Proposed Barn Floor Plans and Elevations
6590-P05A Proposed Outbuilding Floor Plans and Elevations
6590-P06 Proposed Access Track
6590-P07A Boundary Treatment Drawing
2448-PL08A proposed - curtilage plan
VN232589-D100 Visibility Splay

Structural Appraisal of Farmhouse (prepared by Philip Wright Associates Ltd)
Structural Appraisal of Store 1 (prepared by Philip Wright Associates Ltd)

Bat Survey Report and Method Statement (Bats) 19.09.2022

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

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

Mr

First Name

Neil

Surname

Andrews

Declaration Date

29/01/2025

Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

29/01/2025