



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 Approval of Details Reserved by Condition

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

3

Suffix

Property Name

Address Line 1

Church Street

Address Line 2

Address Line 3

Lancashire

Town/city

Clitheroe

Postcode

BB7 2DD

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

Easting (x)

374396

Northing (y)

441940

Description

Applicant Details

Name/Company

Title

Mr

First name

A

Surname

Nester

Company Name

Nester Estates Ltd

Address

Address line 1

Inside Track

Address line 2

Unit 2 Primrose Business Park

Address line 3

Primrose Road

Town/City

Clitheroe

County

Country

England

Postcode

BB7 1DR

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

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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

Change of use from hot food takeaway (sui generis) to two ground floor commercial units (Use Class E) and a HMO on the ground, first, second and third floors (Use Class C4). Installation of new shop front in converted garage to rear opening into the council car park. Building works to rear to include partial demolition and rebuild of existing rear single-story extension, conversion of garage to rear, insertion of rooflights and new door to main building.

Reference number

3/2025/0231

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

10/10/2025

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

Condition number(s)

Notwithstanding the submitted details, precise specifications and samples of walling and roofing materials shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

6 Notwithstanding the submitted details, no removal of the stone flags to the rear of the site shall be undertaken unless details including a methodology for the removal, repair and relaying has been first submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To preserve and protect fabric that is considered to be of heritage and visual amenity value.

7. Notwithstanding the submitted details, no removal of the stone flags to the rear of the site shall be undertaken unless details including a methodology for the removal, repair and relaying has been first submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To preserve and protect fabric that is considered to be of heritage and visual amenity value.

Notwithstanding the details shown upon the approved plans, the proposed roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal does not undermine the character and appearance of the area.

Elevational and section details of the proposed windows and doors including details of framing materials shall have been submitted and approved in writing by the Local Planning Authority prior to their installation. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design and external appearance of the proposal is appropriate to the locality and responds positively to the inherent character of the area.

Has the development already started?

- Yes
 No

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

15/01/2025

Has the development been completed?

- Yes
 No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- Yes
 No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Materials Schedule (Physical Samples to be dropped off into the local authorities office)
Window and Door Details Drawing

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

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Andrew Kirk

Date

20/11/2025

Amendments Summary

Conditon No 7 Wording has been added to the discharge from the Planning Applicaiton