



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	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Hawkshaw Farm"/>
Address Line 1	<input type="text" value="Longsight Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Lancashire"/>
Town/city	<input type="text" value="Clayton Le Dale"/>
Postcode	<input type="text" value="BB2 7JA"/>

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

Easting (x)	Northing (y)
<input type="text" value="365530"/>	<input type="text" value="432128"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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

PR3 0ZJ

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

Retention of unauthorised change of use of an agricultural building and storage containers for the operation of Scare Kingdom

Reference number

3/2017/0323

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

01/09/2017

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

Condition number(s)

4

Has the development already started?

Yes

No

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

01/10/2017

Has the development been completed?

Yes

No

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

05/10/2017

Condition(s) - Variation/Removal

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

The condition is for the temporary placing of straw bales to the south of the route used for visitors to the Halloween attraction at Mrs Dowson's Farm as per the visitor management plan. For the last two seasons the ground has been too wet to allow a tractor to travel to the site to place the bales at this time of year. An alternative to the straw bales in this location is proposed below.

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

It is proposed to plant trees in the grassland to the south of the previously used straw barrier. These will be a mixture of fast growing Alder, Holly, Willow and Silver Birch mixed with slower growing Oak, Scotts Pine, Birch and Poplar. It is proposed to erect a timber fence 2.5 metres tall alongside the walkway which will provide a barrier for noise until such time as the trees have matured.

These two measures will be instead of the straw bale barrier which has either only been partially created or not at all over the last two operating years. The measures proposed will continue to protect the residents to the south of the site.

All other aspects of the plan will remain in place as per the submitted document.

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

Yes

No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) 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 or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "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

Person Role

The Applicant

The Agent

Title

Mrs

First Name

Mary

Surname

Miller

Declaration Date

24/11/2025

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

Mary Miller

Date

24/11/2025