



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 a Lawful Development Certificate for an Existing Use or Operation or Activity,
including those in breach of a planning condition

Town and Country Planning 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

Eaves Hall

Address Line 1

Eaves Hall Lane

Address Line 2

Address Line 3

Lancashire

Town/city

West Bradford

Postcode

BB7 3JG

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

Easting (x)

373826

Northing (y)

444818

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

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Reason for Lawful Development Certificate

Please indicate why you are applying for a lawful development certificate

- An existing use
- Existing building works
- An existing use, building work or activity in breach of a condition

Being a use, building works or activity which is still going on at the date of this application.

Description of Existing Use, Building Works or Activity

Please fully describe each existing use, building works or activity for which you want the lawful development certificate. Where appropriate, show to which part of the land each use, building works or activity relates

A significant start was made to install an access road and bases for seven of the lodges, as well as the supply and placement of 5 lodges, following the grant of approval ref 3/2020/0544. The lodges however were different from those granted approval - the company supplying the original designs had gone into administration - and the works were done without discharging the pre-commencement conditions.

Consequently following a number of applications and an appeal an application was submitted to vary the application ref 3/2023/0263, which included the discharge of the pre-commencement conditions from the 2020 application as well as agreement on an alternative lodge type.

This application was granted on 27 June 2023. Within the conditions was a requirement that works had to recommence before 25 November 2023.

As the approval was for a lodges that were different from those installed, the first task that needed to be undertaken was the removal of the non-compliant lodges. As some time had passed since the lodges had been installed, highway improvements were required so as to allow the lodges to be removed.

These lodges were moved before the November deadline.

Grounds for application for a Lawful Development Certificate

Under what grounds is the certificate being sought

*Where the use, building works or activity began **before 25 April 2024***

- The use began more than 10 years before the date of this application
- The use, building works or activity in breach of condition began more than 10 years before the date of this application
- The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- The change of use to use as a single dwelling house began more than four years before the date of this application.
- Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

Where the use, building works or activity began on or after 25 April 2024

- The use, building works or activity began more than 10 years before the date of this application.
- The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years.
- Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the certificate is sought on 'Other' grounds please give details

An application 3/2023/0263 was granted on 27 June 2023. The only time sensitive condition that needed to be complied with was for the works to re-commence before 25 November 2023.

As the approval was for a lodges that were different from those installed, some highways improvements were undertaken so as to allow the lodges to be removed. The highway improvement and removal of the lodges was undertaken before the November deadline.

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation?

- Yes
- No

Please state why a Lawful Development Certificate should be granted

Following the granting of the 2023 approval the only condition that needed to be complied with was for the works to re-commence before the November 2023 deadline. On receipt of the approval on 27th June 2023 the applicant undertook some highway works, within the site to allow for vehicles to access the site and to remove the non-compliant lodges. These were removed from site before the deadline. The applicant then paused the works as they considered their options, the cost of lodges had increased significantly since the project was first mooted in 2020. In the end they chose to sell the site.

We are not aware that further works have been undertaken since the sale was completed.

Recently there has been some local debate as to whether the works are extant. This application is to confirm that the approval is extant and the site can be operated as long as the lodges and the works are completed in accordance with the consented design and the conditions referred to.

Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

01-10-2023

In the case of an existing use or activity in breach of conditions has there been any interruption?

- Yes
 No

If Yes, please provide details of the dates, duration and any discontinuance of the development which is the subject of this application. If your application is based on the claim that a use or activity has been ongoing for a period of years, state exactly when any interruption occurred

Following the removal of the lodges, the property was sold. The new owner is considering options for the site so no further works have been undertaken.

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought?

- Yes
 No

Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed?

- Yes
 No

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

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):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

24/11/2025

Details of the pre-application advice received

Warren Bennett the Group Commercial Director of James Places, on behalf of the applicant, contacted Nicola and discussed the concerns that had been raised with the extant approval. Submitting this application was the strategy proposed by Nicola.

Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

***** REDACTED *****

Have they been informed of the application?

- Yes
- No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Declaration

I/We hereby apply for Lawful development: Existing use 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

15/12/2025

Amendments Summary

Following receipt of an email explaining that the application was not valid, the text has been amended to show that 2023 application has been implemented.