



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

1

Suffix

Property Name

Unit 1 Root Farm Workshops

Address Line 1

Root Farm

Address Line 2

Newton Road

Address Line 3

Newton

Town/city

Clitheroe

Postcode

BB7 3AW

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

Easting (x)

366014

Northing (y)

449950

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

## Applicant 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

LA6 2NP

## 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

Demolition and conversion of farm buildings to employment space (Use Class E) including demolition of agricultural building and new build workshop.

Reference number

3/2023/0817

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

07/12/2023

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

Condition number(s)

7

Has the development already started?

- Yes  
 No

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

27/08/2024

Has the development been completed?

- Yes  
 No

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

01/01/2026

## Condition(s) - Variation/Removal

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

We propose that the condition be changed to allow the gym to be used prior to commencing the working day Monday to Friday.

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

We proposed that Condition 7 should read:-

'The use of the premises in accordance with this permission shall be restricted to the hours between 0730 to 1800 on weekdays and 0800 to 1700 on Saturdays and 1000 to 1600 on Sundays and bank holidays, with the exception of unit 1, which shall be restricted to the hours between 0600 to 1800 on weekdays and 0800 to 1700 on Saturdays and 1000 to 1600 on Sundays and bank holidays.

Reason:: In order to safeguard residential amenities.

## 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

Mr

First Name

Ben

Surname

Taylor

Reference

Email

Date (must be pre-application submission)

26/01/2026

To submit a variation of condition for unit 1 only

## 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

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

Owner/Agricultural Tenant

**Name of Owner/Agricultural Tenant:**

The Duchy of Lancaster

**House name:**

Burleigh House

**Number:**

355

**Suffix:**

**Address line 1:**

Strand

**Address Line 2:**

**Town/City:**

London

**Postcode:**

WC2R 0HS

**Date notice served (DD/MM/YYYY):**

05/02/2026

**Person Family Name:**

Person Role

The Applicant

The Agent

Title

Mrs

First Name

Erica

Surname

Wright

Declaration Date

05/02/2026

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

Erica Wright

Date

05/02/2026