

Ribble Valley Borough Council



Application for the Modification or Discharge of Planning Obligations

Town and Country Planning Act 1990 (Section 106A)

Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992

FOR OFFICE USE ONLY

APPLICATION NO:	
DATE RECEIVED:	
FEE PAID (AMOUNT):	(DATE):
RECEIPT NO:	

PLEASE READ
ACCOMPANYING GUIDANCE
NOTES FIRST AND COMPLETE
IN BLOCK LETTERS

PLANNING APPLICATION FORMS ARE PUBLIC DOCUMENTS AND ALL INFORMATION CONTAINED ON THEM WILL BE PLACED ON DEPOSIT FOR PUBLIC INSPECTION, BOTH IN THE COUNCIL OFFICES, AND ON A WEBSITE

1a Name and Address of Applicant

Birdhall Developments Ltd
Birdhall Cottages
Rowlands Road,
Summerseat, Bury, BL9 5PA

1b Name and Address of Agent (if any)

MELLER SPEAKMAN
AUSBORE HOUSE
19-25 MANCHESTER ROAD
WILMSLOW SK9 1BA

Tel No:

Name for contact

Jo Townson

Tel
No:

2. Address of the Site*

FOX RUN COTTAGE
CLITHEROE ROAD
GREAT MITTON
BB7 9PH

3. Description of Planning Obligation** - please give sufficient information to enable the identification of the Planning Obligation you wish to modify or Discharge

21/6/88 s52 agreement
not to allow dwellings which are the subject of the development to be occupied as permanent residential dwellings or to be occupied other than as holiday accommodation

4. Please state why you are applying for the modification or discharge of the planning obligation identified above.

Fox Run Cottage has been occupied as a permanent dwelling for a substantial period without giving rise to planning harm. The holiday occupancy restriction no longer serves a useful planning purpose and fails modern policy and statutory tests.

5. Please provide any additional information that you consider relevant to the determination of this application.

Please see statement

6. Please state the nature of the applicant's interest in the land.

Owner

7. Declaration TO BE COMPLETED BY ALL APPLICANTS

I / We hereby apply for the modification or discharge of a planning obligation under Section 106A of the Town and Country Act 1990 in accordance with the details above, and the submitted plan(s) and documents.

I / We have completed an ownership certificate (either certificate A, B C or D as appropriate) and attached it to this application.

Signed 

On behalf of Bob Payne
(insert applicant's name if signed by agent)

Date 13.2.26

Town and Country Planning Act 1990 (Section 106A)
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CERTIFICATE UNDER REGULATION 4

CERTIFICATE A

I certify that:

1. On the day 21 days before the date of the accompanying application the planning obligation to which the application relates was enforceable against nobody other than the applicant.

SIGNED _____ DATE _____

*On behalf of _____

CERTIFICATE B

I certify that:

1. *I have / The applicant has given the required notice to everyone else against whom, on the day 21 days before the date of the accompanying application the planning obligation to which the application relates was enforceable, as listed below:

Name of person at Address on Date notice served

[REDACTED]

Stable Cottage
Clitheroe Road
Great Milton BB7 9PH

SIGNED..... [REDACTED] DATE 13/2/26

On behalf of BIRDHALL DEVELOPMENTS

NOTES

* Delete where inappropriate

s106A – certs A & B

SERVE ON INDIVIDUAL(S) BY APPLICANT

Town and Country Planning Act 1990 (Section 106A)
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Notice of an Application to Modify or Discharge a Planning Obligation

I give notice that (a) BIRDHALL DEVELOPMENTS

Is applying to RIBBLE VALLEY BOROUGH COUNCIL to modify/discharge * the planning obligation described below:

PLANNING OBLIGATION

Obligation description: (b)

Not to allow dwellings which are the subject of the development to
be occupied as permanent residential dwellings or to be occupied
other than as holiday accommodation

Address of site: (c)

Fox Run Cottage, Clitheroe Road, Great Milton
BB7 9PH

Obligation date: (d)

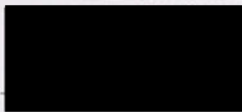
21/6/88

Any person against whom the planning obligation is enforceable who wishes to make representations about this application should make them in writing to the Director of Economic Development and Planning, Ribble Valley Borough Council, Council Offices, Church Walk, CLITHEROE BB7 2RA by:

(e)

7/3/26

SIGNED



DATE 13/12/26

*On behalf of

BIRDHALL DEVELOPMENTS

NOTES

- (a) Insert name of applicant.
- (b) Insert a brief description of the planning obligation which the applicant wishes to modify or discharge.
- (c) Insert address or location of land to which the planning obligation relates.
- (d) Insert date that the obligation was entered into.
- (e) Insert giving a period of 21 days beginning with the date of service of this notice.

* Delete where appropriate.