



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 Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Land at Lower Standen Hey Farm

Applicant Details

Name/Company

Title

Mr

First name

Bob

Surname

Howarth

Company Name

Address

Address line 1

The Caravan

Address line 2

Land at Lower Standen Hey Farm

Address line 3

Whalley Road

Town/City

Clitheroe

County

Country

Postcode

BB7 1PP

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

BB7 4DH

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please provide a description of the approved development as shown on the decision letter

Outline application for the erection of a farm worker's dwelling (self-build) with access applied for

Reference number

3/2025/0527

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

05/09/2025

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

The reserved matters for which consent is sought are appearance, landscaping, layout and scale. The outline permission was not a n environmental impact assessment application

Has the work already started?

- Yes
- No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

28.8.2025 - Location Plan Drawing No: How/391/2541/01 REV B

28.8.2025 - Site Plan Drawing No: How/391/2541/02 REV B

Please list all drawing numbers submitted with this application for approval

26.03.2026 - Proposed Plans - A1 - How.391.3711-01

26.03.2026 - Proposed Elevations - A1 - How.391.3711-02

26.03.2026 - Proposed Site Plan - A3 - How.391.3711-03

If applicable, please state the reasons for any changes to the original drawings

The submitted drawings for plans and elevations are new drawings containing detail that was not included with the outline application.

The site plan includes additional detail that expands on the site plan submitted with the outline application.

The plans are in accordance with the approved plans.

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

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 Approval of reserved matters 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

Gary Hoerty

Date

22/04/2026