



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 Details Reserved by Condition

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

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 rear of Crow Trees Farm, Crow Trees Brow, Chatburn

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

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mrs

First name

Sarah

Surname

Jones

Company Name

Maybern Planning & Development Ltd

Address

Address line 1

52a Bolton Street

Address line 2

Ramsbottom

Address line 3

Bury

Town/City

Bury

County

Lancashire

Country

GB

Postcode

BL0 9HX

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

Proposed erection of 37 affordable residential units with access, parking and landscaping. Conversion and extension of former dairy outbuilding to open-market residential unit and refurbishment/modernisation of Crow Trees Farmhouse (open-market dwelling) including reconfiguration, rooflights, side window and extension of two outbuildings to form garages.

Reference number

3/2022/0966

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

09/08/2024

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

Condition number(s)

15 - Surface Water Operation and Maintenance Manual
16 - Surface Water Verification Report
17 - Verification Report for Remediation Measures - New Build Phase

Has the development already started?

Yes

No

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

01/01/2025

Has the development been completed?

Yes

No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- Yes
 No

If Yes, please indicate which part of the condition your application relates to

Cond 17 - New Build Units Verification (remediation strategy element previously discharged)

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

See Submission Letter for details of Reports/ information

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

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Katie Delaney

Date

19/05/2026