



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

Applicant Details

Name/Company

Title

MR

First name

JACK

Surname

SPEES

Company Name

RIBBLE RIVERS TRUST

Address

Address line 1

RIBBLE RIVERS TRUST

Address line 2

RIBBLESDALE WORKS

Address line 3

WEST BRADFORD ROAD

Town/City

CLITHEROE

County

LANCASHIRE

Country

UNITED KINGDOM

Postcode

BB7 4QF

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Wesley

Surname

Spees

Company Name

W.A.Spees

Address

Address line 1

Hook Manor Ambleston

Address line 2

Address line 3

Town/City

Haverfordwest

County

Pembrokeshire

Country

United Kingdom

Postcode

SA62 5QX

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

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

Listed Building Consent for external works to building to facilitate change of use from farm dwelling to offices for Ribble River Trust

Reference number

3/2025/0552

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

24/11/2025

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

Condition number(s)

Condition 9

Has the development already started?

- ☐ 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

Submission of WSI.

Discharge of Conditions

Discharge of Conditions

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

Written Scheme of Investigation.

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

Horrocksford Hall

Date (must be pre-application submission)

23/02/2026

Details of the pre-application advice received

The Local Planning Authority (Ribble Valley Borough Council) make the decisions on this, we act as their advisors on Historic Environment matters. The LPA usually gets an application, supported by the WSI, to discharge the planning condition from the applicant (or their agent) and this is sent to us for comment. Our normal advice is, if the WSI submitted is OK, is that the condition can be partially discharged so that work can begin but final discharge of conditions should wait until the report has been produced. This is to avoid the (thankfully very rare) cases where an applicant has had their planning condition discharged and decided as a result they don't have to do any work – not common but I had a case a few years back where I was the contractor where Phase 2 of building recording was never done because of this and it was nigh on impossible to get any enforcement as there was a record of the building but the phase 2 was to revisit it after strip out to see what had turned up behind the plaster and suspended ceilings wasn't done.

So if the application to discharge conditions arrives on my desk that will be my advice. In the interim I know KS&A of old and you are down as one of our "reputable and trustworthy" contractors so if you are happy that you have collected all the information you need for the report then I m happy to advise the planning officer that the work on the building can crack on.

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

Wesley Spees

Date

20/07/2026