RIBBLE VALLEY
BOROUGH COUNCIL

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

Suffix

Property Name

The Old Garage Site

Address Line 1

Newton Road

Address Line 2

Dunsop Bridge

Address Line 3

Town/city

Postcode

BB7 3BB

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

Easting (x)

366038

Northing (y)

450099

Description

Applicant Details

Name/Company

Title

First name

Surname

Duchy of Lancaster

Company Name

Address

Address line 1

Burleigh House

Address line 2

355 - 359 Strand

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

WC2R 0HS

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mrs

First name

Erica

Surname

Wright

Company Name

Erica Wright Architecture Ltd

Address

Address line 1

Osterley

Address line 2

High Biggins

Address line 3

Town/City

Kirkby Lonsdale

County

Country

GB

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

Redevelopment of the old garage site to provide new building that includes a cafe, community shop, retail unit, post office, community spaces together with a separate store / plant room (pursuant to variation of condition 2 (plans) on permission 3/2022/0082)

Reference number

3/2023/0816

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

19/12/2023

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

Condition number(s)

Condition 2 - approved plans and documents

Has the development already started?

- [x] Yes
- [ ] No

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

01/09/2024

Has the development been completed?

- [ ] Yes
- [x] No

Condition(s) - Variation/Removal

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

Condition 2 to be changed due to design development

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

The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details and recommendations therein received by the Local Planning Authority:
Local Plan KL2887
Proposed Site Plan and Block Plan - HB106 / 1005C
Proposed Elevation Plan - HB106 / 1007C
Proposed Plans- HB106 / 1006C
Proposed Plan and Elevation Details to Puddleducks - HB106 / 1008C
Proposed detail to the Chapel - HB106 / 1009C

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] 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

Email

Date (must be pre-application submission)

21/10/2026

Details of the pre-application advice received

Ben Taylor, following review of the updated proposals forming this application, confirmed the details were acceptable and the Section 73 application process is the correct way forward.

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? E.g. All the land is owned by a single individual

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- [ ] The Applicant
- [x] The Agent

Title

Mrs

First Name

Erica

Surname

Wright

Declaration Date

22/10/2026

- [x] 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

22/10/2026