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

Land south of Accrington Road

Address Line 1

Address Line 2

Address Line 3

Town/city

Whalley

Postcode

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

Easting (x)

373577

Northing (y)

436047

Description

Land south of Accrington Road, Whalley

Applicant Details

Name/Company

Title

First name

M

Surname

Brown

Company Name

Oakmere Homes

Address

Address line 1

c/o Agent

Address line 2

Address line 3

.

Town/City

County

Country

.

Postcode

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

Mr

First name

Graham

Surname

Love

Company Name

S&L Planning Consultants

Address

Address line 1

Rational House

Address line 2

32 Winckley Square

Address line 3

Town/City

Preston

County

Country

Postcode

PR1 3JJ

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

Erection of 17 dwellings and 57 apartments with associated access, roads, car parking, landscaping and infrastructure, including a public car park to serve Whalley town centre

Reference number

3/2022/1158 (granted by appeal APP/T2350/W/25/3368139)

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

01/10/2025

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

Condition number(s)

2

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

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

To amend the approved apartment building elevations and roof profile

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

to delete drawing:

Accrington Road Apartments - Elevations 015/AR-APT/P02 Rev E

and replace it with drawings:

Accrington Road Apartments - South and West Elevations ACR-NBA-XX-XX-DR-A-PL_105_P1
Accrington Road Apartments - North and East Elevations ACR-NBA-XX-XX-DR-A-PL_106_P1

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

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

n/a

Date (must be pre-application submission)

19/10/2026

Details of the pre-application advice received

The proposed amendments are outside the scope of Section 96A and a Section 73 application should therefore be submitted

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

Mr

First Name

Graham

Surname

Love

Declaration Date

26/10/2026

- [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

S&L Planning Consultants

Date

26/10/2026