

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

TREE WORK PERMISSION

APPLICATION NO: 3/2022/0458

DECISION DATE: 06 July 2022

DATE RECEIVED: 10/05/2022

TREE PRESERVATION ORDER: 160 – 2000 Vicarage Lane Wilpshire

APPLICANT:

Mr Ian Johnson
18 Vicarage Lane
Wilpshire
Lancashire
BB1 9HX

AGENT:

Mr Richard Davies
Hye Howse Bungalow
Twiston Lane
Downham
BB7 4DF

DETAILS OF TREE WORK: T20 (Oak) and T22 (Oak) - Retrenchment pruning, T23 (Ash) and T24 (Ash) to be felled.

AT: 18 Vicarage Lane Wilpshire Lancashire BB1 9HX

Ribble Valley Borough Council hereby give notice that **consent has been granted** for the carrying out of the above tree work subject to the following condition(s):

1. All tree work hereby granted consent shall be in accordance with BS3998 for tree work or any subsequent amendment to the British Standards.

Reason: To safeguard the health and appearance of the tree being retained.

2. All tree works hereby permitted must be completed within two years of the date of this permission.

Reason: Required in accordance with The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

3. 4 (size dependant) replacement field maple trees shall be planted in the immediate vicinity of the two Ash Trees, hereby approved to be felled, within 12 months of the completion of felling works.

Reason: In order to preserve the visual amenity of the area and to mitigate for the loss of the trees

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Notes**Right of Appeal**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

Purchase Notices

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.