

Planning appeal for planning application 3/2023/0226

Submitted to the Planning Inspectorate on 06 July 2023

Before you start

Local planning department	Ribble Valley
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Planning application type	Prior approval
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Planning decision	Refused
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Decision date	05 May 2023
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Your contact details

Was the planning application made in your name?	No, I'm acting on behalf of the appellant
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Appeal made on behalf of	MR TOM PROCTER
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Your contact details	PETER HITCHEN PETER HITCHEN ARCHITECTS
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The appeal site

Appeal site address	LAND ADJACENT TO WHITTLE HALL FARM MOOR LANE BILLINGTON LANCASHIRE BB7 9JH
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Do you own the land involved in the appeal?	You own all the land involved in the appeal
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Is the appeal site part of	Yes
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an agricultural holding?

Are you a tenant of the agricultural holding?	Yes
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Are there any other tenants?	No
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Visible from a public road	Yes
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Health and safety issues	Yes LIVESTOCK
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Deciding your appeal

How would you prefer us to decide your appeal?	Hearing
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Why would you prefer a hearing?	Please see attached the formal statement. A costs application is also included. The list of documentation is also attached. The appellant considers that the LPA have now introduced planning issues that have never been previously raised or considered in both the first application determination and subsequent appeal decision. It appears to the appellant that the planning authority is simply looking at ways to withhold confirmation that the proposal meets the requirements of the GPDO class Q in its entirety. It is further considered that the appellant will be placed at a disadvantage if he cannot now have the opportunity of questioning the integrity of the planning authority through the Hearing procedure.
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Draft statement of common ground	Statement of case.docx
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Your planning application

Planning application form	APPLICATION FORM.pdf
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Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
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Planning application number	3/2023/0226
Is the description of development on your application form still correct?	Yes
Plans, drawings and supporting documents	BARN 1 PROPOSAL.pdf BARN 2 PROPOSAL.pdf LOCATION PLAN.pdf VISUAL 1 RESUBMISSION 2023.png VISUAL FOR ORIGINAL APPLICATION.pdf VISUAL 2 RESUBMISSION 2023.png Architects statement appeal.doc List of documentation.doc OFFICER REPORT RESUBMISSION.docx PROPOSED SITE PLAN ORIGINAL SUBMISSION.pdf EXISTING AND PROPOSED SITE PLANS WITH LEVELS Small.pdf Application for award of costs.docx PROPOSED SITE PLAN RESUBMISISON 2023.pdf
Design and access statement submitted with application	Yes
Design and access statement	RESUBMISSION DESIGN STATEMENT.pdf
Decision letter	DECISION NOTICE.pdf

Your appeal

Appeal statement	Statement of case.docx
Any plans or drawings to support your appeal	Yes
Do you plan to submit a planning obligation to support your appeal?	No
Plans and drawings	APPELLANT POST DECISION BADGER CORRESPONDENCE.pdf

Badger group email 2022.png
RAMS for Badgers.pdf
VISUAL 1 RESUBMISSION 2023.png
VISUAL 2 RESUBMISSION 2023.png
EXISTING AND PROPOSED SITE PLANS WITH LEVELS
Small.pdf

**Any documents to
support your appeal**

Yes

Supporting documents

APPELLANT POST DECISION BADGER
CORRESPONDENCE.pdf
Badger group email 2022.png
RAMS for Badgers.pdf
