

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

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Town and Country Planning Act 1990

**WORKS TO TREES IN A CONSERVATION AREA**

**APPLICATION NO:** 3/2023/0422

**DECISION DATE:** 07 July 2023

**DATE RECEIVED:** 30/05/2023

**CONSERVATION AREA:** Chatburn

**APPLICANT:**

Mr P Baker  
Crow Trees Barn  
Chatburn  
Clitheroe  
BB7 4AA

**AGENT:**

Mr G Marsden  
GM Tree Consultants  
16 Farfield Drive  
Lower Darwen  
Darwen  
BB3 0RJ

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**DETAILS OF TREE WORK:** Tree Works to T194 (Sycamore). Fell to ground level as per tree report 1779.

**AT:** Crow Trees Barn Chatburn BB7 4AA

Thank you for notifying me of your intention to carry out the above tree works.

The Council has no objection to you carrying out these works.

Please Note: The tree works must be completed within 24 months from the date of this decision.

The Council should be given at least 6 weeks' notice of any other works to these trees or any other trees in the vicinity.

Please contact us if you require any further information.

*Nicola Hopkins*

NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

**Notes**

Removal of vegetation within the nesting bird season and vegetation with the potential to support other Protected Species should be preceded by a pre-clearance check as outlined in BS3998 :2010 Tree Work - Recommendation 5.3 Habitat & Wildlife in respect of the preliminary surveys and checks necessary.

It is recommended that 2 x replacement standard sycamore tree[s] should be planted in the immediate vicinity within 12 months of the completion of felling works undertaken by permission of this consent. This would preserve the visual amenity of the trees that at present exist on the site.

**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/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . 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.