

Ribble Valley Borough Council  
The Planning Department,  
Council Offices,  
Church Walk,  
Clitheroe,  
BB7 2RA

5<sup>th</sup> October 2023

Dear Planners

Prospus Group Ltd has been engaged by Chipping Parish Council (on behalf of the Chipping Community Energy Working Group) to submit a s73 removal of conditions application relating to reserved matters planning consent 3/2017/0183. This application seeks the removal of condition 15 which, in turn, removes the Part 14 provisions of the General Permitted Development Order 2015 (as amended) which allow for renewable energy developments.

The Chipping Community Energy Working Group has engaged with residents on Mills Way and Wolf's Fell Close (the properties subject to the condition) through a leaflet drop and holding drop in sessions at the Community Hall regarding the appetite for renewable energy solutions and has received encouraging feedback. It is considered that this approach of addressing the condition that would otherwise hinder the installation of renewable energy solutions is the most appropriate way forward.

The relevant consent is:

**Reserved matters application (following outline planning permission 3/2014/0183) for residential development of 39 dwellings including appearance, landscaping, layout and scale.**

The relevant condition on that consent is:

*15. Notwithstanding the provisions of Classes A-I of Schedule 2 Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, no renewable energy sources shall be attached to the dwelling, or placed within the residential curtilage, unless planning permission has first been granted by the Local Planning Authority.*

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*Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents in accordance with Key Statement EN2 and Policy DMG1 of the Ribble Valley Core Strategy.*

## **Background**

The village of Chipping is set in the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and the village's oldest areas are conservation areas. The above-mentioned housing development is situated on the northern edge of the village surrounded by other small developments outside of the conservation area. Approval of Reserved Matters was granted on the 22<sup>nd</sup> of December 2017 with an extensive list of conditions to protect the setting of the AONB.

## **Reason**

When permission was granted in 2017 the Climate Emergency was an emerging consideration in planning, without the urgency which is evident today. Renewable Energy Policy was set out in DME5 of the Ribble Valley Core Strategy which supported renewable energy providing such developments would not cause unacceptable harm to the local environment or local amenity. This policy was not mentioned as a justification for the imposition of condition 15 suggesting that renewable energy will not cause unacceptable harm but instead the reference to Key Statement EN2 and Policy DMG1 of the Ribble Valley Core Strategy demonstrates the LPA's expectation of controlling elements that it felt could affect the character and visual amenity of the area.

The government declared a climate emergency which increased the importance of renewable energy policy in planning. Ribble Valley Borough Council outlined this in its Climate Change Strategy 2021-2030. The strategy sets out the limitations for siting renewable energy projects in designated areas but does welcome small-scale renewable energy installations.

It is considered that the policy balance has changed in two ways since the Reserved Matters consent was granted in 2017. The urgency given to the Climate Emergency is such that measures to combat it now carry greater weight, and; the appreciation of the technology used in renewable energy is better understood and appreciated such that the use of such technologies is not considered a detractor to the character or amenity of the area.

This removal of Condition 15 will not cause any harm to the setting of the conservation areas in Chipping or a reduction in the amenity of the area whilst bringing the PD rights for renewable energy in line with the rest of the AONB and encourage small-scale renewable energy projects.

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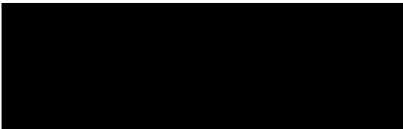
## The Submission

22\_011-s73\_01 - Removal of Condition Letter  
S73 application form

Yours faithfully



Tom Woof BEM MRTPI



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