

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

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2024/0039

**DECISION DATE:** 12 July 2024

**DATE RECEIVED:** 18/03/2024

**APPLICANT:**

Chipping Community Energy Group  
Working group of Chipping Parish  
Council  
C/o 14 Brooklands  
Chipping  
Preston  
PR3 2QU

**AGENT:**

Mr Tom Woof  
Prospus Group Ltd  
Furrow Green Farm  
Kirkby Stephen  
CA17 4LQ

**DEVELOPMENT PROPOSED:** Proposed drilling of six boreholes for ground source heating purposes and associated underground pipework.

**AT:** Land to the rear and side of Maycroft House and Chipping House Cottage Hesketh Lane PR3 2TH

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun before the expiration of three years beginning with the date of this permission.

REASON: This condition is required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 18.03.2024 including the following plans/documents:

-Location Plan produced 18.03.2024  
-Site Plan (dwg ref 22\_011-CCE-SP\_04/05)  
-Tree Plan (dwg ref 22\_011-CCE-TP 01)  
-Root Protection Zone (dwg ref 22\_011-CCE-PRZ 01)

The development shall be retained hereafter in accordance with this detail.

REASON: For the avoidance of doubt and so that the Local Planning Authority shall be satisfied as to the details.

3. Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include and specify the provision to be made for the following:

(a) dust and dirt mitigation measures during the construction period; complaint management and arrangements for liaison with the Council's Environmental Health Team

(b) control of noise and vibration emanating from the site during the construction period; complaint management and arrangements for liaison with the Council's Environmental Health Team

(c) hours and days of construction work for the development expected to be 8.00-18.00, Monday to Friday, 08.00-13.00 on Saturday with no working on Sunday and Bank / Public Holidays

(d) contractors' compounds and other storage arrangements

(e) provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the construction period

(f) arrangements during the demolition / construction period to minimise the deposit of mud and other similar debris on the adjacent highways (e.g. wheel washing facilities)

(g) the routing of construction traffic and measures to ensure that drivers use these routes as far as is practicable

(h) external lighting of the site during the construction period (if required). The submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.

(i) erection and maintenance of security hoarding / fencing

(j) disposing of waste resulting from construction work

(k) erection of signage to alert users of the footpath route of the potential dangers of the works

The construction of the development shall be carried out in accordance with the approved CEMP.

Reason: In the interests of the amenities of surrounding residents, to maintain the operation and safety of the local highway and footpath networks, to minimise the risk of pollution and to safeguard the character and appearance of the area.

4. Prior to the commencement of development, a method statement and risk assessment to evaluate the environmental risks of the borehole and mitigation measures required shall be submitted to and approved in writing by the Local Planning Authority. These shall include / make provision for the following:

- (a) details of desk / field surveys undertaken to establish buried services and utilities, ground conditions and risk of artesian ground water
- (b) the precise depths of the borehole and pipework needed including a section plan of the underground pipe routing
- (c) the drilling techniques / means of excavation as well as extraction of material, which takes account of the methods needed to protect existing trees on site
- (d) appropriate safety precautions to protect the public
- (e) working methods to mitigate environmental impacts
- (f) details of adherence to relevant industry standards and guidance
- (g) monitoring and review arrangements during the construction phase

The construction of the development shall be carried out in accordance with the approved method statement and risk assessment.

5. Pre-commencement and post-completion photographic surveys shall be submitted to and approved in writing by the Local Planning Authority, for the section of the (alternative) public footpath route within the site between Maycroft House and Chipping House Cottage.

All land within the site shall be re-instated to its pre-development condition, including surface finishes and levels, any damage repaired and all surplus material removed from site, within three months following installation of the boreholes and pipework hereby approved, unless an alternative timeframe is submitted to and approved in writing by the Local Planning Authority prior to the development commencing.

REASON: In the interest of amenity and to ensure safe operation of the local footpath network post construction.

6. Heras protective fencing shall be positioned around the root protection zones of those existing trees shown as being retained on the approved tree and root protection zone plans before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

Reason: In order to protect trees from damage or loss in the interests of the amenity of the area and to ensure compliance with the Wildlife and Countryside Act 1981.

**Note(s)**

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.

2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.
4. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.
5. The definitive line of footpath FP0312025 passes through Maycroft House and curtilage of Maycroft Cottage, not along the permitted walked route between Chipping House Cottage and Maycroft House. The applicant is advised to contact Lancashire County Council's Public Rights of Way Team to seek advice and/or the necessary authority, if required, on the appropriate procedure for temporarily restricting use of this permitted walked route during the construction phase of development.

*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/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.