

## The Planning Inspectorate

### PLANNING APPEAL FORM (Online Version)

**WARNING:** The appeal and essential supporting documents must reach the Inspectorate within the appeal period. If your appeal and essential supporting documents are not received in time, we will not accept the appeal.

**Appeal Reference: APP/T2350/W/25/3365142**

#### A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name Mr Oliver Wood

Company/Group Name Woodhouse Bespoke Ltd

Address Tan Yard Farm  
Ribchester Road  
Hothersall  
PR3 3YA

Preferred contact method

Email  Post

#### B. AGENT DETAILS

Do you have an Agent acting on your behalf?

Yes  No

Name Ms Monika Somogyi

Company/Group Name Pegasus Group

Address Queens House  
Queen Street  
Manchester  
M2 5HT

Phone number [REDACTED]

Email [REDACTED]

Preferred contact method

Email  Post

#### C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority Ribble Valley Borough Council

LPA reference number 3/2024/0268

Date of the application 11/09/2024

Did the LPA validate and register your application?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Did the LPA issue a decision?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Date of LPA's decision	06/11/2024

<b>D. APPEAL SITE ADDRESS</b>		
Is the address of the affected land the same as the appellant's address?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Address	Tan Yard Farm Ribchester Road Hothersall PR3 3YA	
Is the appeal site within a Green Belt?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

<b>E. DESCRIPTION OF THE DEVELOPMENT</b>		
Has the description of the development changed from that stated on the application form?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Please enter details of the proposed development. This should normally be taken from the planning application form.		
Outline planning application for the erection of six holiday cottages with access applied for on land adjacent to Ribchester Road (all other matters reserved).		
Area (in hectares) of the whole appeal site [e.g. 1234.56]	0.5 hectare(s)	
Does the proposal include demolition of non-listed buildings within a conservation area?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

<b>F. REASON FOR THE APPEAL</b>		
<b>The reason for the appeal is that the LPA has:</b>		
1. Refused planning permission for the development.	<input checked="" type="checkbox"/>	
2. Refused permission to vary or remove a condition(s).	<input type="checkbox"/>	
3. Refused prior approval of permitted development rights.	<input type="checkbox"/>	
4. Granted planning permission for the development subject to conditions to which you object.	<input type="checkbox"/>	
5. Refused approval of the matters reserved under an outline planning permission.	<input type="checkbox"/>	
6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object.	<input type="checkbox"/>	
7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above).	<input type="checkbox"/>	
8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval.	<input type="checkbox"/>	
9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation.	<input type="checkbox"/>	

## G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

### 1. Written Representations

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes  No

(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes  No

Please explain.

Site Visit required to understand landscape across the whole site - not all visible from public highway.

### 2. Hearing

### 3. Inquiry

## H. FULL STATEMENT OF CASE

[see 'Appeal Documents' section](#)

Do you have a separate list of appendices to accompany your full statement of case? Yes  No

[see 'Appeal Documents' section](#)

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available) Yes  No

(b) Have you made a costs application with this appeal? Yes  No

## I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

### CERTIFICATE A

**I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;**

### CERTIFICATE B

**I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:**

### CERTIFICATE C and D

**If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.**

## I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before

the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

### **J. SUPPORTING DOCUMENTS**

01. A copy of the original application form sent to the LPA.

02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).

03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.

04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.

05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.

06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.

06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

07. A copy of the design and access statement sent to the LPA (if required).

08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.

09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.

09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.

10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.

11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:

(a) the relevant outline application;

(b) all plans sent at outline application stage;

(c) the original outline planning permission.

12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached.

13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).

14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with

the application.

## K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided?

Yes

No

## L. CHECK SIGN AND DATE

**(All supporting documents must be received by us within the time limit)**

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

**Signature**

Ms Monika Somogyi

**Date**

02/05/2025 19:02:48

**Name**

Ms Monika Somogyi

**On behalf of**

Mr Oliver Wood

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

## M. NOW SEND

### Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:  
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

**You may wish to keep a copy of the completed form for your records.**

## N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

**You will not be sent any further reminders.**

**The documents listed below were uploaded with this form:**

**Relates to Section:** FULL STATEMENT OF CASE

**Document Description:** A copy of the full statement of case.

**File name:** R002v3 - PL - Appeal Statement - FINAL.pdf

**Relates to Section:** FULL STATEMENT OF CASE

**Document Description:** A separate list of appendices to accompany your full statement of case

**File name:** APPENDIX 1 - DELEGATED REPORT.pdf

**File name:** APPENDIX 2b- DELEGATED REPORT.pdf

**File name:** APPENDIX 2A- DECISION NOTICE.pdf

**File name:** APPENDIX 3A.pdf

**File name:** APPENDIX 3B.pdf

**File name:** APPENDIX 6 - TOURISM MANAGEMENT PLAN.pdf

**File name:** APPENDIX 5 - PROPOSED LAYOUT.pdf

**File name:** APPENDIX 4 - P23-2590\_SK01\_Access Rev.A.pdf

**Relates to Section:** SUPPORTING DOCUMENTS

**Document Description:** 01. A copy of the original application sent to the LPA.

**File name:** ApplicationForm (4).pdf

**Relates to Section:** SUPPORTING DOCUMENTS

**Document Description:** 03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.

**File name:** DECISON NOTICE.pdf

**Relates to Section:** SUPPORTING DOCUMENTS

**Document Description:** 04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.

**File name:** 2405 - L01 - Location Plan REVC.pdf

**Relates to Section:** SUPPORTING DOCUMENTS

**Document Description:** 05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

**File name:** 2405 - P01 - Proposed Site Plan REVD.pdf

**File name:** R001v3 PL Planning Statement FINAL.pdf

**File name:** ApplicationForm (4).pdf

**File name:** 2405 - V01-Visibility Splay REVB.pdf

**File name:** 2405 - L01 - Location Plan REVA.pdf

**File name:** Arboricultural Impact Assessment.pdf

**File name:** 2405 - L01 - Location Plan REVB.pdf

**File name:** 20-1690 Tan Yard Farm BNG Final.pdf

**File name:** 2405 - S01 - Existing Site Plan.pdf

<b>File name:</b>	20-1690 Tan Yard Farm PEA Final.pdf
<b>File name:</b>	2405 - P01 - Proposed Site Plan REVA.pdf
<b>File name:</b>	3D visuals.pdf
<b>File name:</b>	20-1690 Tan Yard Farm Statutory Biodiversity Metric Calculation Tool.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
<b>File name:</b>	List of all plans.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
<b>File name:</b>	List of all plans.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	06.a. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
<b>File name:</b>	2405 - L01 - Location Plan REVB.pdf
<b>File name:</b>	2405 - P01 - Proposed Site Plan REVD.pdf
<b>File name:</b>	2405 - V01-Visibility Splay REVB.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	06.b. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
<b>File name:</b>	List of all plans.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	09.a. Copies of additional plans, drawings or documents relating to the application not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.
<b>File name:</b>	2405 - L01 - Location Plan REVC.pdf
<b>File name:</b>	2405 - P01 - Proposed Site Plan REVG.pdf
<b>File name:</b>	APPENDIX 4 - P23-2590_SK01_Access Rev.A.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	09.b. A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.
<b>File name:</b>	List of all plans.pdf
<b>Completed by</b>	MS MONIKA SOMOGYI
<b>Date</b>	02/05/2025 19:02:48