



Ribble Valley  
Borough Council  
[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

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My reference: 3/2024/0725  
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Email: [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)  
Date: 08 November 2024

Location: Crow Trees Farm Crow Trees Brow Chatburn BB7 4AA

Proposal: Approval of details reserved by conditions 3 (materials), 4 (landscaping), 17 (site investigation), 21 (electric vehicle charging points), 24 (cycle provision), 27 (boundary treatment), 29 (historic building recording), 30 (archaeological written scheme of investigation) of planning permission 3/2022/0966.

I write in response to your application to discharge the conditions pursuant to planning approval

Condition 03 is partially discharged insofar that the details relating to the proposed external materials (New-buildings, Dairy Barn and Dutch Barn only) are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Materials Specification: Dwellings  
Materials Specification: Dutch Barn  
Materials Specification: Barn Inc New Garage

The condition can only be partially discharged at this stage insofar that the condition requires that the development be carried out in accordance with the approved details.

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Condition 04 is partially discharged insofar that the details relating to the proposed hard and soft landscaping are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Landscape Layout: 4265-101 Rev: J  
Planting Plan (1 of 2): 4265-201 Rev: C  
Planting Plan (2 of 2): 4265-202 Rev: C

The condition can only be partially discharged at this stage insofar that the condition requires the agreed landscaping be carried out in accordance with the approved details within the first planting season following occupation of the dwelling to which they relate to, or in the case of landscaping within public areas, prior to occupation of the 20th dwelling. The hard landscaping works shall be carried out in accordance with the approved details prior to first occupation of the dwelling to which they relate.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 10 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Condition 17 is partially discharged insofar that the details relating to the Site Investigation are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Site Investigation and Ground Assessment  
Remediation Method Statement  
Ground Gas Risk Assessment

The condition can only be partially discharged at this stage insofar that the condition requires that a scheme for decontamination of that phase shall be submitted to, and approved by, the Local Planning Authority in writing and the approved scheme implemented prior to any development of that phase, and validation of the approved measures shall be submitted to, and approved by, the Local Planning Authority in writing on completion of the works.

Condition 21 is partially discharged insofar that the details relating to the proposed electric vehicle charging points are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Proposed Site Layout: 21/139/P01 Revision: E

The condition can only be partially discharged at this stage insofar that the condition requires that the agreed provisions be made available for use prior to the first occupation of the dwelling and thereafter retained as such

**Condition 24 is partially discharged insofar that the details relating to the proposed Cycle Storage Area(s) are considered acceptable and satisfy the requirements of the condition.**

**For the avoidance of doubt the agreed details are as follows:**

**Proposed Site Layout: 21/139/P01 Revision: E**

**The condition can only be partially discharged at this stage insofar that the condition requires that the be agreed provisions be implemented in accordance with the approved details, prior to first occupation of any relevant part of the approved development and thereafter maintained and retained.**

Condition 27 is partially discharged insofar that the details relating to the proposed boundary treatments are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Proposed Boundary Treatment Details: 21/139/P04 Rev: C  
Concrete Pose and Panel Fencing 1800mm: PH-NM-DT-16  
Mobilane Architektenmap Uk Green Screen

The condition can only be partially discharged at this stage insofar that the condition requires that the approved details be provided prior to first occupation of the dwelling to which they relate.

Condition 29 is fully discharged insofar that the submitted details in relation to the 'Programme of Archaeological Building Recording' is considered acceptable insofar that the submitted information satisfies the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Historic Building Survey report (April 2024)

Condition 30 is discharged insofar that the details relating to the proposed Written Scheme of Investigation are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Archaeological Evaluation report (February 2024)

*Nicola Hopkins*

**NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

Pringle Homes  
C/o Agent

Agent  
Maybern Planning and Development Ltd  
Hurstwood Court  
New Hall Hey Road  
Rawtenstall  
BB4 6HR

### **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.