



Ribble Valley
Borough Council
www.ribblevalley.gov.uk

Ribble Valley Borough Council
Council offices
Church Walk
CLITHEROE
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My reference: 3/2024/0743
Direct Dial: (01200) 425111
www.ribblevalley.gov.uk
Email: planning@ribblevalley.gov.uk
Date: 04 November 2024

Location: Hillside, Moor Lane, Wiswell, BB7 9DG

Proposal: Approval of details reserved by conditions 2 (materials), 3 (windows and doors), 4 (rooflights), 8 (external lighting) and 9 (boundary treatment) of planning permission 3/2024/0184.

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

APPLICATION NO. 3/2024/0743

DECISION DATE: 4 November 2024

Condition 2 (Materials) cannot be discharged under this application as details of external materials have previously been submitted and agreed under planning application 3/2024/0184. As such, a Section 73 Variation of Condition (minor material amendment) application or a Section 96A non-material amendment application would be required in order to allow for assessment of the details of external materials provided under this application.

Condition 3 (Windows and doors) is partially discharged insofar that the submitted details are considered acceptable as follows:

Photograph of Garage Door
Dale Joinery (Quotation / Specification) Windows and Doors

The development shall be implemented in strict accordance with the approved details in order to satisfy the condition in full.

Condition 4 (Roof lights) is partially discharged insofar that the submitted details are considered acceptable as follows:

Neo Rooflight Produce Sheet
Neo Rooflight Drawing No: SN_WRCS_LS_E

The development shall be implemented in strict accordance with the approved details in order to satisfy the condition in full.

Condition 8 (External lighting) is partially discharged insofar that the submitted details are considered acceptable as follows:

Athena Hanging Lantern Details
Wrath ip67 Recessed Driveway Lights
Athena Wall Lantern Large Details

The development shall be implemented in strict accordance with the approved details in order to satisfy the condition in full.

Condition 9 is partially discharged insofar that the submitted details are considered acceptable as follows:

Photograph of Driveway Gates
SL Wrought Iron Gates and Railings
Collinewell Yorkstone Retaining Wall

Notwithstanding the details provided in support of this application, condition 9 stipulates for details of alignment and height to be provided with respect to boundary treatments however no elevational or sectional drawings have been provided for the proposed driveway gates, railings or retaining walls, nor has any site plan showing an indicative layout of the boundary treatments been provided. As such, condition 9 cannot be considered fully discharged until such further details have been submitted, approved and carried out in accordance with the approved details.

APPLICATION NO. 3/2024/0743

DECISION DATE: 4 November 2024

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Smith
Hillside
Moor Lane
Wiswell
Clitheroe
BB7 9DG

Agent
Miss Rachel Baldwin
11 Hackford Close
Bury
BL8 1XP

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

APPLICATION NO. 3/2024/0743

DECISION DATE: 4 November 2024

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.