



Ribble Valley
Borough Council
www.ribblevalley.gov.uk

Ribble Valley Borough Council
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My reference: 3/2024/1017
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Email: planning@ribblevalley.gov.uk
Date: 13 February 2025

Location: Talbot Hotel 5 Talbot Street Chipping PR3 2QE

Proposal: Approval of details reserved by conditions 4 (details of windows and doors), 18 (landscaping plan/tree planting) and 20 (curtilage/boundary treatment) of planning permission 3/2023/0085.

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

Condition 4 (Windows and doors) can be partially discharged in so far as the details shown on the Supporting Information sheet received on the 13th December 2024 for the ground floor, rear elevation bi-fold doors (D02 on the window and door plan) only are acceptable. The development shall be carried out in strict accordance with the details hereby approved.

Condition 18 (Landscaping Plan/Tree Planting) can be partially discharged in so far as the details shown on the Tree Planting Plan by Lakeland Tree Consultancy dated September 2022 for the replacement trees in place of the 7 no. Ash trees removed are acceptable. The development shall be carried out in strict accordance with the approved details.

Condition 20 (Curtilage /Boundary Treatment) can be partially discharged in so far as the details shown on the Proposed Site Plan 6521-DOC5 dated November 24 for the vehicle/pedestrian gates and fencing and laurel hedge planting are acceptable. The development shall be carried out in strict accordance with details hereby approved.

The Cherry Laurel to be planted within the RPA of T1 Sycamore tree must be planted at distances which fully take account of the tree roots of the existing Sycamore tree in order to ensure that no root loss occurs that would undermine the life expectancy of the tree and excavated by land as per approved Arboricultural Impact Assessment dated March, 2022.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Miss Heather Taylor
Talbot Hotel
5 Talbot Street
Chipping
PR3 2QE

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.